

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION  
(SSPOA)**

**BOARD OF DIRECTORS MEETING  
MARCH 16, 2024**

**OFFICERS & DIRECTORS PRESENT:** President, Tom Hug, Vice President, Jeff Weeman, Corporate Secretary, Laura Gentry; Directors: James Issitt, June Jucewicz, Sherri Visnaw; SSPOA GM, David Harris, SSPOA Comptroller, Matt Schindler and Recording Secretary, Judith Sullivan. Excused absences for Eve Kaltz and Craig Taunt. Proxy for Kaltz: Laura Gentry and Proxy for Craig Taunt: Jeff Weeman.

**OTHERS PRESENT:** Nineteen members (19).

Video recording did not occur.

At 10:00 a.m., the March 16, 2024 Sugar Springs Property Owners Association (SSPOA) Board of Directors meeting was called to order by President, Tom Hug at the SSPOA Activity Center.

Following the Pledge of Allegiance to the Flag, President Hug opened the meeting with the Regular Order of Business pursuant to the Agenda.

**ADDITIONS/CHANGES TO THE AGENDA:** None

**FINANCIALS:**

**TREASURER'S REPORT:** Comptroller, Matt Schindler, reviewed the financial statement dated March 15. Statement is available at SSPOA Office. Report accepted as presented. 1

## **GENERAL MANAGER'S REPORT:**

General Manager, David Harris, gave the following: "Welcome back campers and snowbirds. Golf course to open on or about April 1, dependent on weather. Reservations for Campground use will be made available April 1. Office hours for POA will be 9-4, M-F. We will be open the first and third Saturday of the month April through June from 9-1. This will be posted on Constant Contact and in the Sugar Scoop. Anyone wishing to conduct POA business may utilize the additional Saturdays.

The Goose Round-up for the third year in a row has been cancelled per the DNR. This is disappointing as we see hundreds of Geese in the area. We are permitted through the DNR to do Goose Nest Destruction, so if you see a nest, please inform the POA Office. The Lakes Committee will work with the DNR to handle this action. The Avian Flu persists.

Exciting things at the Beach Clubs ... we have installed new playground equipment at three of the Beach Clubs and I want to thank the Recreation Committee for their generous donation towards this project. Islanders, Berkshire and Huntington are to be completed this year. We were able to get these at a substantial savings and they will be a nice addition to the area.

The Neighborhood Watch Program is almost a year old. New "Watch Signs" are up and the program has gone very well. Sheriff Shea attended several of our meetings and is very impressed with what we are accomplishing. We wish to keep people safe – 'Open your eyes, open your ears'. Please make sure you have your car stickers in your cars – particularly if you are using the beach clubs. We have secured a towing company and will have violators removed if necessary.

Sugar Springs Lake Authority Board has a meeting scheduled for Monday, March 18, 9:30 a.m. at the Butman Township Hall. Discussion is planned for how residents with multiple parcels will be assessed. Meeting minutes will be available on the Gladwin County's Drain Commissioner Website. Proposed assessment payments will be made payable over a ten-year period.

Please support the Hearth. There are specials along with holiday specials available and postings are done on a regular basis.

**COMMUNICATIONS:** None

**NEW BUSINESS:**

**AGENDA ITEM III-I**

**Approve December 9, 2023 SSPOA Board of Directors meeting minutes**

Motion made to approve December 9, 2023 SSPOA Board of Directors meeting minutes

M/Gentry,S/Weeman

Discussion: None

Motion unanimously approved

**AGENDA ITEM III-II**

**Approve replacement of the two Bocce Ball courts. Not to exceed \$ 13,000.00**

Motion made to approve replacement of the two Bocce Ball courts. Not to exceed \$ 13,000.00

M/Visnaw,S/Jucewicz

Discussion: Safety issues prevail. POA Office will make available a Bocce Ball set for members to use on a scheduled basis.

Roll Call Vote: Hug (Yea), Kaltz – proxy vote Gentry) (Yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt – proxy vote Weeman) (Yea), Visnaw (Yea), Weeman (Yea)

Motion unanimously approved

**AGENDA ITEM III-III**

**Approve upgrading security system, announcement, music systems at The Hearth and Activity Center, not to exceed \$ 29,000.00**

Motion made to approve upgrading security system, announcement, music systems at The Hearth and Activity Center, not to exceed \$ 29,000.00

M/Issitt,S/Visnaw

Discussion: This will improve security protection of building and surroundings along with the availability for announcements during outings and parties

Roll Call Vote: Hug (Yea), Kaltz (proxy vote – Gentry) (Yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt (proxy vote – Weeman) (Yea), Visnaw (Yea), Weeman (Yea)  
Motion unanimously approved

#### **AGENDA ITEM III-IV**

##### **Approve resurfacing and upgrading road to the Campground not to exceed \$ 30,000.00**

Motion made to approve resurfacing and upgrading road to the Campground not to exceed \$30,000.00

M/Issitt,S/Weeman

Discussion: None

Roll Call Vote: Hug (Yea), Kaltz (Proxy vote – Gentry) (Yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt (proxy vote – Weeman) (Yea), Visnaw (Yea), Weeman (Yea)

#### **AGENDA ITEM III-V**

##### **Approve the sanction of the ballot for upcoming Board of Directors position vote**

Motion made to approve the sanction of the ballot for upcoming Board of Directors position vote

M/Gentry,S/Weeman

Discussion: None

Motion unanimously approved

#### **AGENDA ITEM III-VI**

##### **Approve the transfer of \$ 100,000.00 to the Golf Course Fund**

Motion made to approve the transfer of \$100,000.00 to the Golf Course Fund

M/Visnaw,S/Gentry

Discussion: None

Roll Call Vote: Hug (yea), Kaltz (proxy vote – Gentry) (Yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt (proxy vote – Weeman) (Yea), Visnaw (Yea), Weeman (yea)

Motion unanimously approved

**AGENDA ITEM III-VII**

**Approve transfer of \$ 30,000.00 to the Beach Club Fund**

Motion made to approve transfer of \$ 30,000.00 to the Beach Club Fund

M/Weeman,S/Visnaw

Discussion: Funds to be used for beach club improvements

Roll Call Vote: Hug (Yea), Kaltz (proxy vote – Gentry) (Yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt (proxy vote – Weeman) (Yea), Visnaw (Yea), Weeman (Yea)

Motion unanimously approved

**AGENDA ITEM III-VIII**

**Approve transfer of \$ 20,000.00 to the Building Fund**

Motion made to approve transfer of \$ 20,000.00 to the Building Fund

M/Weeman,S/Visnaw

Discussion: None

Roll Call Vote: Hug (Yea), Kaltz (proxy vote – Gentry) (yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt (proxy vote – Weeman) (Yea), Visnaw (Yea), Weeman (Yea)

Motion unanimously approved

**AGENDA ITEM III-IX**

**Approve the transfer of \$ 25,000.00 to the Lakes Fund**

Motion made to approve transfer of \$ 25,000.00 to the Lakes Fund

M/Gentry,S/Jucewicz

Discussion: None

Roll Call Vote: Hug (Yea), Kaltz (proxy vote – Gentry) (Yea), Gentry (Yea), Issitt (Yea), Jucewicz (Yea), Taunt (proxy vote – Weeman) (Yea), Visnaw (Yea), Weeman (Yea)

Motion unanimously approved

## **COMMITTEE REPORTS:**

### **ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE:** (Bd Rep: L. Gentry)

Scott Jones, Chairman, reported the trend for construction and maintenance projects is beginning to pick up. During the first quarter of 2024 there were new home/adds: 2, outbuildings 1, tree maintenance, 5, maintenance, 2 and other, 6. Violations issued totaled three consisting of 2 unauthorized trailer parking and 1 unauthorized items on lot. Total actions, 16.

### **BUDGET COMMITTEE:** (Bd Rep: T. Hug)

Budget Committee is seeking new members. Those interested are asked to contact the POA Office.

### **BUILDINGS & GROUNDS COMMITTEE:** (Bd Rep: J. Weeman)

Chairman, Ron Francetic announced that Buildings and Grounds personnel along with volunteers will be updating buildings in 2024.

### **ELECTION COMMITTEE:** (Bd Rep: J. Issitt)

No report.

### **GOLF COMMITTEE:** (Bd Rep: S. Visnaw)

Meetings for both leagues to resume in April.

### **LAKES COMMITTEE:** (Bd. Rep: E. Kaltz)

Chairman, Mario Laudicina, submitted a report. Meetings will take place on the second Thursday of the month starting April 11. Meetings are at 2:00 p.m. in the Activity Building. The Goose Roundup has again been cancelled due to the Avian Flu. Egg/next destruction is currently the only means to control the population. Water testing will begin shortly and takes place every other week starting in May with E.coli the weeks prior to the holidays. If members can assist with this effort, please contact Bob Regnery. Wake Boats will be a big topic of discussion this

season due to some recently introduced legislation. The Michigan Lakes and Streams (MLSA) is actively discussing and encouraging residents to learn about the proposed legislation that restricts the use of Wake Boats. The proposed legislation intends to limit wake augmentation to depths of 20 or more feet and a 500 foot distance from shore or other stationary objects. There are concerns about the fishery impact and that the increase in wave action causes safety issues for other boaters and recreational activities on lakes. Webpage for specific resources and further reading: <https://myrmisa.org/lake-and-watershed-management/boat-wake-resources/>

**NOMINATING COMMITTEE:** (Bd Rep: E. Kaltz)

Chairman, Scott Jones, read the following: The Nominating Committee met on February 9 and March 8, 2024 for the purpose of reviewing and vetting the potential candidates for the upcoming election for Member of the Board of Directors for the SSPOA as well as to produce a recommended slate for the BOD to consider. Part of our vetting process is to receive a signed Affidavit from each candidate stating their intention to serve and denying any issues which may cause conflicts if they are elected to the Board. We have received the signed Affidavits from each candidate with no exceptions. We have also been notified by the General Manager that all candidates are in good standing as of March 1, 2024. Therefore, the following members are recommended for inclusion on the ballot for the 2024 election: Thomas Hug, James Issitt, Sherri Visnaw. The Committee has therefore completed its duties for the 2024 election.

**PLANNING COMMITTEE:** (Bd Rep: J. Issitt)

Meetings will resume in April. A Meet and Greet Meeting for all members is planned for August 10, 2024.

**RECREATION COMMITTEE:** (Bd Rep: J. Jucewicz)

Co-chair, Pat Issitt, reported that due to weather conditions the SnoFest was cancelled. Pool party in February was well attended. A card party will be held on March 25 at the Activity Center and an Egg Hunt will take place on March 30. Ice Cream Social scheduled for May 26 and the annual Craft Fair will be featured on July 6.

**AD-HOC COMMITTEES:**

**AIRPARK COMMITTEE:** (Bd Rep: C. Taunt)

No report.

**CAMPING COMMITTEE:** (Bd Rep: C. Taunt)

No report.

**MEMORIAL COMMITTEE:** (Bd Rep: J. Jucewicz)

Jo Hagey, Chairman, stated that the Committee welcomes all donations, whether it be to memorialize individuals, families, events (graduations, weddings, births, etc.) or other situations. Monies assist with projects according to the family wishes and also to maintain memorial items. Meetings are scheduled for May, June, September and November.

**ADDRESSES TO THE BOARD:**

Mike Visnaw, Gladwin County Board of Commissioners, shared information on the new Gladwin County Community Group being established for all residents. They are assembling ideas to further improve the lifestyles in the County and are seeking those interested in volunteering for events and projects. A good opportunity for Sugar Springs members to get involved. For further information contact Mike Visnaw.

**COMMENTS FROM BOARD MEMBERS:**

Attendees were thanked and appreciation was given to those supporting our community. Next meeting is the Annual BOD meeting to be held on June 15, 2024 at 1:00 p.m. at the Activity Center.

**ADJOURNMENT:**

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:24 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

