SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION (SSPOA)

BOARD OF DIRECTORS MEETING – SEPTEMBER 21, 2024

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Laura Gentry, Directors: James Issitt, June Jucewicz, Craig Taunt, Corporate Secretary and Director, Jeff Weeman; Interim General Manager and Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan. (SSPOA Directors Eve Kaltz and Sherri Visnaw – excused absences.)

OTHERS PRESENT: Twenty-seven (27) SSPOA members

At 10:00 a.m. the September 21, 2024 Sugar Springs Property Owners Association (SSPOA) Board of Directors Meeting was called to order by President, Tom Hug, at the Sugar Springs Activity Center. Video recording did not occur.

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

President Hug introduced Matt Schindler currently the Interim General Manager and Treasurer of the SSPOA. Matt will continue as Treasurer as well as handle all administrative responsibilities until the end of the calendar year. At that time both Matt and the SSPOA Board of Directors will collectively determine the decision on the permanent position.

FINANCIALS AND GENERAL MANAGERS REPORT:

Matt Schindler presented the Financial Report dated August 2024 to the SSPOA BOD prior to this meeting and made it available to all members in attendance. Copies of the report are available at the SSPOA Office. Report accepted as presented.

He continued to report that The Hearth sales and revenue are up over prior years as are the Golf Course postings. The golf and maintenance crews have done an outstanding job in tending to the condition of the course. Sales are also up in pool usage as well as the campground. Pickleball and tennis courts have been busy all year and Bocce Ball players have enjoyed the updated court area. Buildings and Grounds have done a great job in clearing out and cleaning these areas along with beach and commons areas. Buildings and Grounds will begin tipping docks towards the end of October. The camping season is to end in November and campers are requested to clear lots before the end of the year. Each year there are problems with people procrastinating and the weather turns bad preventing complete clean-up. The office has reported many calls regarding loose dogs – please remember that dogs are to be leashed and under control. Please call the Gladwin County Animal Control with your concerns.

COMMUNICATIONS:

None

CAMPING ON LOT ELECTION REPORT:

The Camping on Lot Election Report for September 21, 2024 was announced as follows:

Number of Eligible Votes per Realm:

Fairfield	85
Highlander 1	90
Huntington	92
Lancer	123
Manchester	97
Winchester	136

(Camping on Lot Election Report – Continued)

Ballot Results:	**NO**	**YES**	**APPROVED**	**DENIED**
Fairfield	7	78	X	---
Highlander 1	36	54	X	---
Huntington	17	75	X	---
Lancer	43	80	X	---
Manchester	21	76	X	---
Winchester	9	127	X	---

Total voided ballots – Seven (7) representing eleven (11) votes.

Unsigned envelopes – Four (4) representing eight (8) votes
Other ballots returned not filled out representing three (3) votes

I declare the foregoing to be an exact record of ballots received by the Election Committee on September 21, 2024.

Signed by Connie Gullen, Chairman of Election Committee and Jeff Weeman, Corporate Secretary of SSPOA BOD

NEW BUSINESS:

AGENDA ITEM IX-I

Approve Camping Election Results for September 21, 2024

Motion made to approve Camping Election Results for September 21, 2024

M/Taunt,S/Weeman
Disc: This makes it a permanent record of camping election results
Motion unanimously approved

AGENDA ITEM IX-II

Approve Matt Schindler and/or Thomas Hug as bank signers. This would pertain to the following banks: Mercantile Bank, Huntington Bank, PNC Bank, Independent Bank, Comerica Bank, Horizon Bank, Northland Area Federal Credit Union, Members First Credit Union, Isabella Bank, Chase Bank and Fifth Third Bank.

Motion made to Approve Matt Schindler and/or Thomas Hug as bank signers. This would pertain to the following banks: Mercantile Bank, Huntington Bank, PNC Bank, Independent Bank, Comerica Bank, Horizon Bank, Northland Area Federal Credit Union, Members First Credit Union, Isabella Bank, Chase Bank and Fifth Third Bank.

M/Gentry,S/Weeman
Discussion: This will make a permanent record of signers on all bank accounts
Motion unanimously approved

AGENDA ITEM IX-III

Approve March 16, 2024 SSPOA BOD Meeting minutes

Motion made to Approve March 16, 2024 SSPOA BOD Meeting minutes

M/Gentry,S/Jucewicz
Discussion: To make a permanent record of SSPOA Board Meeting minutes
Motion unanimously approved

AGENDA ITEM IX-IV

Approve June 15, 2024 SSPOA BOD Annual Meeting minutes

Motion made to Approve June 15, 2024 SSPOA BOD Annual Meeting minutes

M/Jucewicz,/Gentry
Discussion: To make a permanent record of SSPOA Board Meeting minutes
Motion unanimously approved

AGENDA ITEM IX-V

Approve June 15, 2024 SSPOA BOD General Meeting Minutes (following Annual meeting)

Motion made to Approve June 15, 2024 SSPOA BOD General Meeting Minutes (following Annual meeting)

M/Jucewicz,S/Gentry
Discussion: To make a permanent record of SSPOA BOD Meeting minutes
Motion unanimously approved

COMMITTEE REPORTS:

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

Chairperson, Scott Jones reported a "slow down" in permit requests as the year comes to an end. Committee indicates that many trees have been cut down unnecessarily. Committee follows the SSPOA Bylaws and Covenants and violators are notified. Violations tend to be easily rectified with suggestions from the committee. Meetings are Tuesday afternoons with members as issues tend to be of a confidential manner.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

Budget Committee will meet November 7, 2024 to determine budget needs for 2025. Noel Clark is Chairperson.

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

No report.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Jane Giffin presented report earlier in this meeting. Camping Election information noted as Agenda IX-I.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

No report.

LAKES COMMITTEE: (Bd Rep: E. Kaltz)

Chairperson, Mario Laudicina, submitted a report prior to this meeting. The committee meets April through October, the 2nd Thursday of the month at 2:00 p.m. at the Activity Center. All members are welcome. They attended all events during the year and shared information on fish species and weed control on the lakes. This focus was well received by all attendees. Due to the lack of certified trainers the Boat Safety Class was not held. We have been able to donate Pike to the Ark (wildlife rehab center) which is much appreciated. PLM, our water treatment company, has done an admirable job in controlling both native and invasive species of plant material. Treatments continue during this season. Milfoil was heavy in Lake Lancer and treated appropriately. Lake Lancelot treatment for Milfoil has been very successful. Water testing for E.coli has been accomplished all summer. We have been able to supply the Lake Authority Board with reports and figures they require for their research. The next meeting is October 4 and we will attend. We anticipate being involved with the Pike Derby during the winter months and will apply for a DNR permit for a Goose Round-up. No Wake signs are being monitored.

NOMINATING COMMITTEE: (Bd Rep: E. Kaltz)

No report.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

No report.

RECREATION COMMITTEE: (Bd Rep: J. Jucewicz)

Chairperson, Pat Issitt, submitted a report prior to this meeting. Appreciation to the Weemans and Taunts was given for co-chairing the Craft Show this summer. Committee was involved in a Family Fun Day Cornhole tournament, and volunteering many members for the Annual SSPOA Picnic. October event will be a Road Rally, and a booth at the Trunk or Treat afternoon which is

sponsored by the Camping Committee. Cookies with Santa will take place in November and are looking forward to hosting the Winterfest, a card party and an Egg Hunt and Pool party in 2025.

AD-HOC COMMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

Member, Diane Creed, thanked all for attending the Fly-In and donating gift baskets that were raffled off. Also mentioned an evening of Karaoke to take place on this date. All members are invited to attend and enjoy socialization on the Airpark grounds.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

No report.

MEMORIAL COMMITTEE: (Bd Rep: J. Jucewicz)

Chairperson, Jo Hagey, shared that the Friends of Bonnie Klott have provided a thoughtful remembrance to Bonnie on the golf course. All donations to honor a loved one or an event are appreciated and the committee works closely with families to choose appropriate purchases. A plaque in the Activity Center lists those members who have been remembered.

ADDRESSES TO THE BOARD:

Paul Coon, Security Officer, urges all members to keep a watchful eye on the neighborhoods and will organize a fall meeting. He thanked all for support and strongly suggests not posting absences on social media!

A member suggests raising the Social Membership fee. The benefits are generous.

COMMENTS FROM BOARD MEMBERS:

Board members thanked all who attended.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:14 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Jeff Weeman, Corporate Secretary, Sugar Springs Property Owners Association