

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

ANNUAL MEMBERSHIP MEETING MINUTES

JUNE 21, 2025

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Laura Gentry; Directors: Corporate Secretary and Director, Jeff Weeman, James Issitt, Eve Kaltz, Craig Taunt and Sherri Visnaw; SSPOA General Manager, SSPOA Treasurer, Matt Schindler and Recording Secretary, Melissa Zelt.

OTHERS PRESENT: Forty-nine (49) members

At 1:00 pm the Sugar Springs Property Owners Association (SSPOA) Annual Membership Meeting was called to order by President, Tom Hug at the SSPOA Activity Center. A 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

REVIEW AND APPROVE PREVIOUS ANNUAL MEETING MINUTES

Minutes of the SSPOA Annual Meeting June 21, 2025, and the SSPOA BOD Meeting, June 21, 2025, were approved at the September 20, 2025, meeting.

FINANCIAL REPORTS:

TREASURER'S REPORT:

Treasurer, Matt Schindler, submitted a financial report to the Board prior to this meeting.

President's Report:

Tom Hug, President, announced that our outside auditing firm Andrews, Hooper & Pavlik PLC, of Midland, MI. were not able to attend the Annual Membership meeting due to unforeseen circumstances and will be attending the September 20th, 2025, Board of Directors meeting. The report is complete, and rest assured everything is fine with Sugar Springs.

Tom wanted to then point out all the projects that were able to be completed in 2024. Such as the beach club playscapes, golf course equipment...rough mower, greens mowers, fairway mower along with building and grounds getting a new mower, replacing airport signs, rip- rap parts of the island by Berkshire and along Butman Road where our main silt basin is, windows at the POA office and Activity Building, sided the Pro Shop, bocce ball court, drive going back into the campground, security system at the restaurant, water softener at the pool, dredging Kings Way beach area and some irrigation on the golf course.

The plans for 2025, we will continue to take care of the POA office and the Activity building with siding, continuing on to the beach clubs while these building are still in great shape this will help to keep our buildings protected for as long as we can keep them, air-conditioning and heating system installed at the restaurant, generator for the POA office, cart path repairs will happen in the fall is the plan, leveling par 3 t-boxes, a waterline for the irrigation system broke underneath the road on Linksvie and we had to hire an outside boring company to come in.

We have the POA picnic today at the Berkshire beach club so come on out and have some fun, hotdogs, chips, and pop.

ANNUAL STANDING COMMITTEE REPORTS:

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

Chairman Scott Jones submitted a report prior to this meeting. Year to date included new home/adds: 15, Lot modifications: 12, Outbuildings: 4, Tree maintenance: 21, Maintenance: 33, Other:19 for a total of 104 actions. Violations included unauthorized trailer parking: 11, unauthorized items on lot: 3, Camping permits: 9, Other, 9 and STR letters: 0 for a total of 32 actions.

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

Chairman, Noel Clark submitted a report prior to this meeting. The committee met November 7, for the 2025 budget with the committee members and reviewed it with the BOD. The 2026 budget (revenue and expense) information will be provided by November 1, 2025. Proposed capital improvement projects will be reviewed to ensure revenue 2026, can meet or exceed expenses.

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

Chairman, Ron Francetic submitted a report prior to this meeting. The committee is currently working on one project, and this is painting the west end of the cart barn. The committee is also looking and reporting to Ken, B&G Superintendent, of any other projects that may need attention.

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

Chairman, Connie Gullen submitted a report prior to the meeting. The committee consists of eleven members and a Board of Director Representative who meet when there are ballots or proxies to be mailed, validated and counted. June 20, 2025, the committee met to open and count the verified ballots received for the election of the Board of Directors. The results of the 2025 Board of Directors election will be announced at the 2025 Annual Membership meeting held on June 21, 2025.

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

Chairman, Rick Fuller, reported that the committee meets twice yearly and discusses outside play. The committee had a discussion of eleven topics. A full report was submitted by Frank Bisogni, prior to this meeting.

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

Chairman, Mario Laudicina, submitted a full report prior to this meeting. The Lakes Committee meets April through October second Thursday of the month. Meetings are held at the Activity Building at 2:00 pm. The agenda and minutes are maintained regarding topics and activities discussed by the Committee. The public is always welcome. PLM (lake treatment company) are contracted and performing lake treatments as needed along with pre-posting of information to all residents. The committee performs many tasks such as the aeration system, water testing both lakes, working with the Lake Authority Board, ensuring all signage of both lakes are repaired and free from brush for visibility, hosting educational booth at the Craft Show and at the Annual Picnic, Boater Safety Class, installation and removal of all swim buoys. The Pike Derby was held in February 2025, with Mark Smith as the Project Leader, and we had a much better weather than last year and over 100 participants. Between Lake Lancer and Lake Lancelot 60 fish were caught and donated to the ARK. It has been recommended for a 2026 Pike Derby to be held in February on the Free Fishing weekend. New signage for the boat launches has been created and will replace older signs, and we will see what happens in 2026 with the goose roundup.

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

Chairman, Kim Erhke, submitted a full report prior to this meeting: The committee has worked on several projects. POA picnic/Meet and Greet, Sugar Springs float for the Christmas Parade in Gladwin for the Festival of Lights parade, Book Trail at the SS Campgrounds. Will also be working on improvements to the walking trail, a nature area and redoing the walking trail map along with doggie doo boxes being installed.

NOMINATING COMMITTEE: (Bd. Rep: J. Issitt)

Chairman, Scott Jones, submitted a full report prior to this meeting. Two members submitted the appropriate paperwork to be considered as candidates on the ballot for the 2025 Board of Directors. They were both incumbents. After deliberations and a unanimous vote, a proposed ballot was prepared with two members' names and presented to the Board at its March meeting. The committee agreed that next year there would be two reminders communicated to the members concerning the deadline for nominations.

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

Chairman, Pat Issitt, submitted a full report prior to this meeting: Events were Winter Fest, Super Bowl Party, Card Party, Easter Egg Hunt and Pool Party, Ice Cream Social, Bocce Ball League, Pickle Ball, Members Picnic and the Annual Arts and Craft Show , Corn Hole, Elvis Concert, Trunk or Treat, Road Rally along with Cookies with Santa.

AD -HOC COMMITTEES

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

Chairman, Rebecca Duggan, submitted a full report prior to this meeting. The Airpark committee has 22 members strong, of both pilots and non-pilots. The committee host six meetings between July 2024 and June 2025 at the Airpark Building. Brian Horton was selected to be the new Airport Manager. The Airpark was found to be in good condition and meets the Basic Utility licensing standards. Activities held were the Ice Cream Sale, Fly-In Breakfast. Just under 500 people attended. Karaoke at the Airpark. Improvements are Building Maintenance, Landscaping, Gazebo painting and Ground Erosion. The Committee is grateful for the support of the Sugar Springs community, the Board of Directors and especially the many volunteers who help run the Fly-In Breakfast.

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

Chairman, Cindy Immonen submitted a full report at the Annual Meeting. The committee meets May thru September. The committee is developing and managing an email list for information pertaining to campers. A brochure was developed for campers regarding the camping rules. A kayak rack launch was installed at the Queens Way in 2024. Another kayak launch is being considered in Fairfield. Boat parade scheduled for July 26th with a rain-date of Saturday, August 2nd. The Camping committee hosted the annual Trunk or Treat on Saturday, October 12, 2024, and will again host the Trunk or Treat Saturday, October 4th 2025.

MEMORIAL COMMITTEE: (Bd. Rep: S. Visnaw)

Chairman, Jo Hagey, submitted a report prior to the meeting. Donations received were used towards benches on the golf course and upkeep of memorial gardens. The Memorial Committee members petitioned the Sugar Springs Board of Directors to dissolve the Ad Hoc Memorial Committee. Memorial Funds had ceased to be received. The March BOD meeting, the Board voted to dissolve the Ad Hoc Memorial Committee.

The committee thanks all who have donated to the Memorial Committee over the years. We are proud of all of the beautification projects and the Memorial Library completed for our community.

2025 BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Jane Giffin, announced the following results.

Two (2) candidates ran for two (2) positions, each term is for three (3) years.

Successful candidates are :

Eve Kaltz (incumbent) - 476 votes

Craig Taunt (incumbent) - 487 votes

There were 2,239 ballots representing 2,690 eligible member votes.

There were 20 people who received write in votes, totaling 31 votes.

Total voided ballots 6.

Without objection, Connie Gullen, Chairperson for the Sugar Springs Election Committee, declared that Eve Kaltz and Craig Taunt have been elected as Directors for a 3-year term commencing today June 21, 2025, and continuing through the Annual Meeting in June 2028.

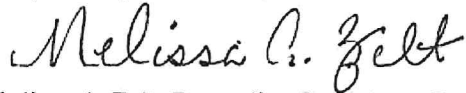
COMMENTS:

There was discussion regarding the NeighborHood Watch. The Board and the volunteers were thanked for all their hard work that they do. Concerns regarding the fee structure of pool and fitness room usage, members and public along with the amount of the Social Membership.

ADJOURNMENT OF THE SSPOA ANNUAL MEMBERSHIP MEETING:

With all Agenda items completed and without objection, President Hug adjourned the meeting at 2:45 pm.

Respectfully submitted,



Melissa A. Zelt, Recording Secretary, Sugar Springs Property Owners Association

Jeff Weeman, Corporate Secretary, Sugar Springs Property Owners Association

