

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

BOARD OF DIRECTORS MEETING

SEPTEMBER 20, 2025

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Laura Gentry;
Directors: Corporate Secretary and Directors, 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: Thirty (30) members and guest, Danielle Hooper, representing Andrews, Hooper & Pavlik, PLC (Auditors)

At 10:00 am, the September 20, 2025, Sugar Springs Property Owners Association (SSPOA) Board of Directors 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.

Video recording did not occur.

ADDITIONS/CHANGES TO THE AGENDA: None

AUDITORS REPORT: Ms. Hoppe stated the following: The Financial Statement Audit was completed as submitted for audit. It received the highest rating available from our firm. The documentation provided was excellent and accurate. The financial statements accurately reflect the reporting of financials.

FINANCIAL REPORTS:

TREASURER'S AND GENERAL MANAGER'S REPORT:

Good morning. I'm going to combine the Treasurer's and General Manager's report. Through August, our total revenue is \$3,256,000 with expenses of \$2,468,000 giving us a net income of \$788,000. That is currently \$114,000 more than last year. Here are some of the areas that are driving this increase.

Restaurant sales are up almost \$67,000 compared to last year giving us a YTD loss of \$32,000 which is \$17,500 less than last year. Within that loss is currently a depreciation expense of \$44,000. Depreciation expense is spreading out the expense of past capital expenditures over their expected useful life for tax and accounting purposes. So, this is money spent in the past that has to be realized now. Another thing to consider when looking at the restaurant is the seasonal nature of it. We lose money in the winter months but turn a profit in the summer, so depending on what time of the year you look at the numbers it can seem either better or worse depending on the time of the year. The profitable months will continue through September and then the sales decrease in the following months.

With drier weather, the golf course had a very good August leading to sales that are up over \$32,000 versus last year. Our current loss is just under \$20,000 which is \$4,000 more than last year. The increased expenses were driven by labor which the 20% minimum wage increase would be a major factor and currently more chemicals and fertilizer purchased so far this year. There also was an increase in depreciation expense due to recent mower purchases in the last couple of years and the new siding at the pro shop. Once again, prior investments in our amenities are leading a significant portion of our expenses in the current year. A positive note regarding the golf course. We were able to host the Golf Association of Michigan's Senior Amateur Women's championship for the 4th consecutive year. They were once again very impressed with our facilities and service at both the golf course and restaurant. The director for the Golf Association made sure to let us know that we were the best conditioned course that hosted any of

their over 20 events this year. It is wonderful to receive those kinds of compliments from someone that hosts tournaments at many different courses.

Our lakes are another area contributing to our higher income led by costs to treat the lakes and other expenses being \$39,000 less than last year. Unfortunately, this month we paid our portion of the dam and weir repairs that totaled over \$62,000. We were hit hardest by our beach club and waterfront commons like in Fairfield that get assessed more because of their frontage. We were prepared for this expenditure and after September's financials we will have a more accurate view for where we stand for the year.

As you have probably heard, our lakes will start to be lowered to their winter levels this Monday the 22nd. We will still be lowering them the normal one foot. The contractors will be beginning work on September 29th and needed the lakes down by early October. This is being done earlier than normal to ensure they have the time necessary to get the project completed by the spring for our normal draw up so everybody can enjoy the lakes for the full season next year.

COMMUNICATIONS:

NONE

NEW BUSINESS:

AGENDA ITEM IX-XX-XXV-I

Approve June 21, 2025, SSPOA BOD Meeting minutes

Motion made to approve June SSPOA BOD Meeting minutes

M/S. Visnaw S/L. Gentry

Discussion: To make a permanent record of SSPOA Meeting minutes

Motion unanimously approved

CAMPING ON LOT ELECTION RESULTS REPORT:

AGENDA ITEM IX-XX-XXV-II

The Camping on Lot Election Report for September 20, 2025, was announced as follows:

Number of Eligible Votes per Realm:

Salisbury 203

Berkshire 126

Ballot Results:	NO	YES	APPROVED	DENIED
Salisbury	34	105	X	-
Berkshire	7	76	X	-

Total voided ballots - 1

Unsigned envelopes - 1

Other ballots returned 0 not filled out representing 0 votes

I declare the foregoing to be an exact record of ballots received by the Election Committee on September 20, 2025.

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

Approved Camping vote results- Salisbury & Berkshire

Motion made to approve Camping vote results

M/J. Jucewicz S/L. Gentry

Discussion: To make permanent record of camping election results

Motion unanimously approved

AGENDA ITEM IX-XX-XXV-III

Approve the purchase of beach club playscape

Motion made to approve purchase of beach club playscape

M/L. Gentry S/S. Visnaw

Discussion: To make permanent record of purchase of beach club playscape

Motion unanimously approved

Roll Call Vote: Weeman (yea), Visnaw (yea), Gentry (yea), Jucewicz (yea), Taunt (yea), Issitt (yea), Kaltz (yea), President Hug (yea)

AGENDA ITEM IX-XX-XXV-IV

Approve Election Committee Report

There are 3 members who are interested in joining the Election Committee if there becomes available spaces on the committee, Kim Knight, Jill Crisp & Tina Dix

Motion made to approve Election Committee Report

M/C. Taunt S/J. Weeman

Disc: This makes it a permanent record of Election Committee Report

Motion unanimously approved

AGENDA ITEM IX-XX-XXV-V

Approve Annual Meeting Minutes

Motion made to approve Annual Meeting Minutes

M/S. Visnaw S/L. Gentry

Disc: This makes it a permanent record of the Annual Meeting Minutes

Motion unanimously approved

COMMITTEE REPORTS:

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

Chairman, Scott Jones, reported that the summer is running smoothly. The third quarter activity has been usual, lots of maintenance permits being issued. Looking for interested parties to act as agents. Violations are down. If you are new or somebody you know is new let them know to contact the committee to submit a permit for any type of work to their home or lot for approval.

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

Chairman, Noel Clark, gave a brief update and noted the date of November 7th, 2025, for the Budget committee meeting. Team members will look at the 2026 Budget and determine to approve the budget.

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

No report

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

SSPOA Board President reported that there will be 3 new members interested in joining if space is open on the Election Committee, Kim Knight, Jill Crisp and Tina Dix

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

No report

LAKES COMMITTEE (Bd. Rep. S. Visnaw)

Chairman, Mario Laudicina, reported that PLM, our water treatment company did a great job this year with the native and evasive species of plants in our lakes. We had a very well attended Boater Safety class this year. Looking to hopefully have a couple classes for 2026 season. We also had a Loon display education booth at our picnic this year. Thank you to everyone who helped make this possible. E. coli levels were very low in our lakes this year. Created new signs for No Wake areas.

PLANNING COMMITTEE (Bd. Rep. J. Issitt)

No report

NOMINATING COMMITTEE (Bd. Rep. C. Taunt)

No report

RECREATION COMMITTEE (Bd. Rep. J. Issitt)

Chairman, Pat Issitt, reported that the Rummage Sale this year was phenomenal, and the Craft Show was very well attended. Thank you to everyone who took the time to volunteer their time to help. Also, a BIG THANK YOU, to Craig and Susi Taunt and Jeff and Chris Weeman, who will be retiring from the Craft Show. Thank you for the time you all gave to make sure everything went smoothly and made the craft show a success. We have 3 new members taking over these positions. Cookies with Santa will be moved back inside the Activity Building.

AD HOC COMMITTEES:

Airpark Committee: (Bd. Rep. J. Jucewicz)

Brian Horton reported that the Pancake Breakfast was very successful. Also there has been a higher usage of planes using the airstrip.

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

Terry Renker-Secretary reported that they are working on having better communications with the campers with creating an email list for the campers. A kayak launch has been discussed. Wanting signs to be placed at the beach club areas so when you are out on the lake you can identify where you are at on the lake.

MEMORIAL COMMITTEE: DISSOLVED.

ADDRESSES TO THE BOARD:

A member was extremely concerned about how the audit works and how they can receive a copy of the audit. Possibly a new area for a porta-potty. Some discussion regarding Silver Sneakers.

Compliments to the board having the new siding installed on the Activity Building and POA office, it looks very nice. And the ramp at the POA office is wonderful and will be very helpful to those who struggle with steps.

A shout out to the Lakes and Airpark Committees for doing a great job!

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:25 am.

Respectfully Submitted,

Melissa Zelt, Recording Secretary, Sugar Springs Property Owners Association

Jeff Weeman, Corporate Secretary, Sugar Springs Property Owners Association