

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

BOARD OF DIRECTORS MEETING – DECEMBER 13, 2025

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

OTHERS PRESENT: Eighteen (18) members

At 10:00 am, the Sugar Springs Property Owners Association meeting was called to order by President, Tom Hug at the Activity Center. A video recording did not occur.

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

ADDITIONS/CHANGES TO THE AGENDA:

None

FINANCIAL REPORTS:

TREASURER'S AND GENERAL MANAGER'S REPORT:

Good morning. I'll combine the Treasurer and GM reports together. Through November, total revenue is just over \$3,687,000 with expenses of just over \$3,367,000 giving us a net income of almost \$320,000. That is \$8,000 less than last year, but over \$75,000 more than budget. Those numbers are very good considering we had the \$63,000 dam assessment bill this year. Both the restaurant and golf course have performed very well this year with the restaurant sales up almost \$72,000 and the golf course up over \$30,000.

The capital projects and purchases that have completed or are nearly completed this year are: Siding on both the POA office and the Activity Building along with a couple of new doors and the handicap ramp to the POA office, the rooftop A/C furnace unit at the restaurant, cement repair work and new stairs at the loading dock behind the restaurant, a new playscape to go in at Berkshire beach club with the exiting one there being moved to Manchester, a new ice machine at the restaurant to replace the previous one that is no longer operational, the generator for the POA office has been placed with the final hookup needed to be completed and the siding at the ski chalet has started this week.

The capital plans for next year are: finish the siding at our buildings by doing the restroom and bathhouses at our beach clubs, repair areas of the golf course cart path that are most in need of repair, a new golf course fertilizer spreader, a sand pro for the golf course to rake the sand traps replacing a much older one that is beyond repair, a used utility work truck for buildings and grounds replacing one that is rusted out and beyond use, cement work to repair the retaining wall behind the golf maintenance building that is crumbling away, new tee signs for the golf course replacing the outdated ones we currently have with contributions from the women's golf association, the roof at the POA office will be re shingled, new tables and chairs will probably both be expensed next year with the rest of the things being capitalized.

The lakes project has hit a few snags but is still on schedule to be done by the spring. They have had problems driving in the pylons for the coffer dams and then pumping the water out of the work area once they were in and then have had a couple leaks in the coffer dams once the water was removed. The weather also hasn't helped. They are planning on working 10-hour days right up through the 23rd to get the concrete poured and finish up the work on the weir system between the two lakes. At the main spillway by Berkshire, rip rap has been installed downstream with some widening of the channel. They have also had divers there to inspect the old cold-water release that will be filled in. The new one will be installed once we get into the new year.

I hope everyone has a wonderful holiday season and new year.

COMMUNICATIONS:

None

NEW BUSINESS:

Agenda Item XII-XIII-I

Approve September Board Meeting Minutes

Motion made to Approve the September Board Meeting Minutes

M/Genry, L

S/Visnaw, S

Discussion: None

Motion unanimously approved

Agenda Item XII-XIII-II

Approve 2026 User Fee Schedule

Motion made to Approve 2026 User Fee Schedule.

M/Gentry,L

S/Weeman,J

Discussion: None

Motion unanimously approved

Agenda Item XII-VII-III

Approve the 2026 Annual Budget

Motion made to approve the annual budget

M/Issitt,J

S/Weeman,J

Discussion: None

Motion unanimously approved

Agenda Item XII-XIII-IV

Approve the 2026 CAP EX Budget

Motion made to approve 2026 CAP EX Budget.

Purpose: Approve Capital expenses for year 2026. Beach club siding, sand pro, utility truck B/G, cart path repairs, retaining wall, t-signs golf course, fertilizer, computer upgrade, card readers beach club/storage area and the roof at the POA.

M/Gentry,L

S/Visnaw, S

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

Discussion: None

Motion unanimously approved

Agenda Item XXII-XII-V

Motion to move funds

Motion to move funds from beach club account to general fund to cover cost of final payment of playscapes

M/Jucewicz,J

S/Gentry,L

Discussion: None

Motion unanimously approved

Agenda Item XII-XIII-VI

Motion to approve the move funds from the lake fund to the general fund to pay for BTR silt basin

M/Visnaw, S

S/Weeman, J

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

Discussion: None

Motion unanimously approved

Agenda Item XIII-XIII-VII

Approve the 2026 board meeting dates, March 14th, June 20th (Annual), September 19th and December 12th.

Motion made to approve 2026 Board Meeting dates

M/Gentry, L

S/Kaltz, E

Discussion: None

Motion passed unanimously

Agenda Item XII-XIII-VIII

Motion to approve the payment for a new ice machine for the restaurant.

M/Jucewicz, J

S/Gentry, L

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

Discussion: None

Motion passed unanimously

Committee Reports:

Architectural & Environmental Control Committee – (Bd. Rep: L. Gentry)

Chairman, Scott Jones, reported that we have been steady with applications. Violations are down. Still looking for interested parties to act as agents. Make sure if you are wanting to remove trees, you still need to fill out an application.

the beach club area to help them know where they are at. Creating an email list to inform campers with any questions they may have.

Budget Committee – (Bd. Rep. T. Hug)

Chairman, Noel Clark, gave a brief report noting that Matt puts the budget together and is reviewed by the budget committee.

Building and Grounds Committee (Bd. Rep. J. Weeman)

No report

Election Committee- (Bd. Rep. C. Taunt)

No report

Golf Committee – (Bd. Rep. E. Kaltz)

No report

Lakes Committee – (Bd. Rep. S. Visnaw)

No report (Tom did mention he will be talking to Mario regarding the Goose Roundup)

Nominating Committee – (Bd. Rep. C. Taunt)

No report (was noted that we will be sending out Constant Contact with application attached for any members wanting to join the board)

Planning Committee – (Bd. Rep. J. Issitt)

No report (noted that they are working on a town hall meeting. More information will be sent out on Constant Contact)

Recreation Committee – (Bd. Rep. J. Issitt)

Chairman, Pat Issitt, reported that Cocoa and Cookies with Santa was well attended, 45 kids attended, and everyone had a good time. Winterfest will be held at the Chalet on January 17, 2026, 1 pm – 3 pm. Thrivent donated hotdogs, chips, and cocoa.

Going to have another go with the Potluck dinner at the Activity Center, bring a dish to pass and enjoy your time with friends and family.

Looking for some one to take over the concession stand for the Annual Craft Show.

AD HOC COMMITTEES:

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

No report

Camping Committee – (Bd. Rep: J. Jucewicz)

Chairman, Cindy Immonen, there has been an increase in attendance. Planning several activities in Sugar Springs, Camper Meet and Greet, June 13th at Berkshire. BBQ with raffle, Boat Parade, Saturday, July 11, 2026. Theme will be announced at later date. Trunk or Treat was very warm last year so hoping this year will be a little bit cooler. Date will be announced later. Will have a table at the Ice Cream Social as well as the Annual Craft Show. Working on having a kayak launch installed and this will be donated by the Camping committee. Camper Brochures is available at the POA. Signs facing the waterside for boaters with the name of the beach club area to help them know where they are at. Creating an email list to inform campers with any questions they may have.

Safety and Security – Paul Coon

“No hunting in Sugar Springs”. And if you plan on going away for the winter it is advised not to announce that you will be leaving your home for any amount of time on Facebook.

ADRESSES TO THE BOARD:

Matt addressed the question regarding the dam repairs. Questions about the computer upgrade. Member introduced himself to the membership and board.

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COMMENTS FROM THE BOARD MEMBERS:

Merry Christmas and Thank you to the members for supporting the board for all of their hard work and staying positive and to keep moving forward.

Merry Christmas, Happy Holidays & Happy New Year.

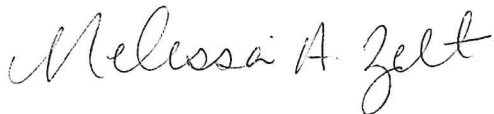
NEXT SSPOA BOARD MEETING – March 14, 2026 – 10:00 a.m. Activity Center

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 10:55 am.

Respectfully submitted,

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



Jeffrey Weeman, Corporate Secretary, Sugar Springs Property Owners Association

