

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION (SSPOA)

ANNUAL MEMBERSHIP MEETING MINUTES

JUNE 20, 2026

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

OTHERS PRESENT: Twenty-seven (27 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 introduction of our audit report. First part of our annual meeting.

General Manager, Matt Schindler introduced our auditor, Dwayne Reyhl. He is with Andrew's Hooper and Pavlik.

Good afternoon we have completed the audit. It is done and prior to this meeting, it is completed. I would like to give the details and numbers of the audit. Everything is positive. It is an unmodified report, which is the highest level that you can receive. We are going to do some quality control check, which is part of our normal process, and we should have that finalized in about a week. One of the things that we have talked about with the board is just the process of the audit is, we're looking for consistency in the application of how it is done. We looked into the numbers of the revenue that supports the numbers and on the expense side, some of the other quality things that we look at how does the board itself operate and monitor finances during the year part of that is looking into the board minutes. I have been impressed of how the board operates. They challenge things when they need to be challenged. We look at all internal controls. We look at the checks and the balances again we have gone over the financial statements, one of the things that we like to see, even though that you are a nonprofit organization if you can add to the assets each year, it shows that you can maintain services from year to year and also be able to save up for larger expenditures as they're needed. Other than that, the audit went well. We're very happy with how things are managed a very good job.

ANNUAL STANDING COMMITTEE REPORTS:

ELECTION COMMITTEE (Bd. Rep: C. Taunt)

Chairman, Connie Gullen submitted a report prior to this meeting. The committee consists of fourteen members who meet when ballots or proxies to be mailed, validated, and counted. On June 20, 2025, we had the Board of Directors, July 10, 2025, General Assessment increase proxy and letter from POA Board Members, August 8th, and 9th we gave results of the vote for the General Assessment. August 21, 2025, continuation of camping, April 29, 2026, appointed members to the Election Committee, May 28, 2025, prepared mailing ballots for the 2026 BOD election, June 19, 2026 elected Chairman and Secretary and Co-Chairman, June 19, 2026, met to validate ballots for the BOD elections.

ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE (Bd. Rep. L. Gentry)

Chairman, Jerry Miller, submitted a full report prior to this meeting. Sugar Springs is in the process of wrapping up its winter nap as far as A&E activity. 2nd quarter has been slow. We go back to meeting every week in April. Currently looking for interested parties to act as agents interested parties should contact the POA office or stop by one of our meetings Tuesdays from 1:30 pm to 4:00 pm. In the second quarter we had six new homes nine lot modifications seven outbuildings, 35 tree maintenances 26 maintenance and 15 others a total of 98 for the second quarter.

BUDGET COMMITTEE (Bd. Rep. T. Hug)

Chairman, Noel Clark, submitted a full report prior to this meeting. The budget for 2026 was reviewed on November 7, 2025, with the following committee members and board members present Noel Clark, Ben Baker, Al Strieter, Owen Lusher, Tom Hug, Board Rep. and Matt Schindler, the General Manager. Without exception the 2026 budget was discussed and approved with the budget, showing continuous improvements in both revenue and expense.

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

Chairman, Ron Francetic, submitted a full report prior to this meeting. This is the committees' members, Mark Smith, Secretary, Jeff Weeman, SS Board Rep., with Kim Krenz, Lynn Wright and Dave Maurer as associates.

The committee worked numerous hours with volunteers who helped collect brush and painted.

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

Sugar Springs member, Rick Fuller, reported that the committee meets twice yearly and discusses outside play events, charities, and tournaments.

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

Chairman, Mario Laudicina, submitted a full report prior to this meeting. PLM has been contracted for our weight control again. The aeration system in Queensway is in full operation in 2025 permits are in for renewal this year with Eagle and the system will be started up again pending approval, there has been a significant increase in sand in sultan Lake Lancer and Spicer engineering will do a survey early fall of 2025. We continue to monitor the lakes by testing the lake committee hosted an educational booth at the craft show and at the annual picnic there was a platform built for the loon display for nesting. There was no stacking of Lake Lancer scheduled for 2025 with the DNR very happy to report that our donate your catch program which we kicked off in 2024 was again in full swing in 2025 and this year as well.

MARKETING AND PLANNING: (Bd. Rep. J. Issitt)

Chairman, Kim Ehrke, submitted a full report prior to this meeting. The committee is continuing the storybook trail at the walking trails at the Sugar Springs Campground. They have added a library shelf in the chalet for camping guests. They entered a float into the Gladwin Festival of Lights parade and have been working on a Sugar Springs survey via email also working on a very informative Town Hall meeting with a slide show.

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

Chairman, Ed Mandziara, submitted a full report prior to this meeting. The committee sends out general announcements for the 2026 election in December 2025 and again in January 2026. Four nominations were received prior to the February deadline. On February 8, 2026, the committee met via teleconference to review the applications and prepare affidavits to be mailed to each of the candidates. After signed affidavits were received, the committee met via teleconference on March 3, 2026, for the purpose of reviewing the applications and affidavit after verifying each candidate necessary requirements a slate of potential candidates was submitted to the board on March 17, 2026.

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

Chairman, Pat Issitt, submitted a report prior to this meeting. A list of events that they have a big role in is the Arts and Craft Show the Corn Hole Family Fun Day, Elvis concert, Rummage sale every other year, Trunk or Treat, Cookies and Cocoa with Santa and the tree lighting for 2025. As for 2026, there was the Winterfest, Potluck game night, Easter egg hunt and the Pool Fest along with the Ice Cream Social and Bocce Ball.

AD-HOC COMMITTEES:

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

Chairman, Rebecca Duggan, submitted a report prior to this meeting. The committee is guided by its core mission to promote a clean safe and functional environment at Sugar Springs Airport. It has three primary goals, #1 create and maintain a safe airport environment #2 attract aviators to Sugar Springs Airpark and #3 make the Airpark an amenity all of Sugar Springs to be proud of, and #4 to ensure the Airpark complies with the requirements set by the Federal Aviation Administration, and MDOT Office of Aeronautics.

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

Chairman, Cindy Immonen, submitted a report prior to this meeting. The camping committee meets during the warmer months from April through October 2026, and meetings are held at 9:30 AM in the Activity Building. The committee membership has remained steady and has seen an increase in participation. The committee continues to look for ways to increase its membership in order to better engage campers within the community. We have developed an email list to better inform campers about activities, rules, issues, feedback, and items of interest we have over 200 emails as of today.