

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

ANNUAL MEMBERSHIP MEETING MINUTES – JUNE 16, 2018

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Dale Maxim, Directors: Ben Baker, Patricia Berg, Dale Dunham, Dennis Hagey, Tom Hug, Lynn Wright; SSPOA Secretary and General Manager, Robert Neeb, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan.

OTHERS PRESENT: Guest, Steve Koehler, representing McMahan, Thomson & Associates (Auditors) and one-hundred-sixteen (116) SSPOA members.

At 1:00 p.m., the June 2018 Sugar Springs Property Owners Association (SSPOA) Annual Membership meeting was called to order by President, James Issitt, at the Sugar Springs Activity Center.

Following the Pledge of Allegiance to the Flag, President Issitt opened the meeting with the Regular Order of Business, pursuant to the published Agenda.

President Issitt read the Resolution regarding recording of meeting minutes. Member, Sue Aldrich, agreed to comply with requirements and recorded the meeting.

ADDITIONS/CHANGES TO THE AGENDA: None

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Minutes of June 17, 2017 Annual Membership Meeting and the June 17, 2017 Board of Directors Meeting were approved August 19, 2017.

FINANCIAL REPORTS:

Treasurer, Matt Schindler, submitted the 2018 Budget and Prior Years Sales Summary to the Board prior to this meeting. This information was also included in the meetings information packet and will also be available at the POA office.

AUDITORS REPORT:

Steve Koehler presented the December 31, 2017 Auditors Report on behalf of McMahan, Thomson & Associates. Mr. Koehler assured members that the Audit is complete and accurate. Prepared paper slides were available to members which included information on Revenues and Expenses, Source of Revenues, Expenses, Restaurant Revenues and Expenses, and Golf Course Revenues and Expenses. He stated when questioned that the SSPOA staff provided all information, full disclosure and total transparency during review and that no issues were found.

PRESIDENTS REPORT:

President Issitt read the following: 2017 was a good year for the SSPOA. The Hearth Restaurant continued its improvement and posted again in 2017 the best year in our history. The Association also recorded a \$200,000 surplus in revenue over expenses; money which will be used to help fund our 2018 capital expenditures.

In 2017 the Association replaced the original cooler and freezer boxes that store food items at the Hearth. The old units were becoming too expensive to continue to try and repair. We also purchased a used mower for the golf course to replace a unit that had outlived its useful life.

In 2017 the Board of Directors

- Continued to put money into specific reserve accounts to pay for future projects
- It created a policy by which a member can record a Board of Directors meeting
- Revised its cost of reproducing documents
- Continued its requirements for lot consolidation of tax sale lots
- Made size requirement changes to the camping lot pump house to make it more member friendly
- Sent a proposal to the membership which changed the voting period for “camping on lot” realm votes from 3 to 7 years. The proposal was approved by the membership.

PRESENTATION OF CERTIFICATES OF APPRECIATION:

Certificates of Appreciation were presented to James Issitt, Thomas Hug and Ben Baker in recognition for serving on the Board of Directors.

STANDING COMMITTEE ANNUAL REPORTS:

AIRPARK COMMITTEE: (Bd Rep: D. Maxim)

Mitch Kahn, Chairperson, submitted a report and Committee roster prior to this meeting. He recognized Dick Sager as retiring manager of Airpark and conveyed the committees appreciation for Dicks involvement for many years. Dave Kasper has passed the Michigan Airport Manager Exam and has been appointed Airpark Manager. Rebecca Duggan, Denise Johnson and Dave Wood will act as Assistant Managers. The storage/meeting structure will be fully funded by Airpark Committee members and private donors. Plans are being finalized. Tie down anchors for two aircraft have been installed. The Pancake Breakfast/Fly-in of 2017 was a huge success. 2018 Fly-in is scheduled for August 18. Deer remain a problem and residents are requested to stop feeding them.

ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: B. Baker)

Scott Jones, Chairperson, submitted a report and Committee Roster prior to this meeting. The committee handled 187 transactions, and conducted a survey of each lot in Sugar Springs in order to identify current state of environment. Members who responded in a positive manner were thanked in resolving issues.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

Joe Lowe, Chairperson, submitted a report and Committee Roster prior to this meeting. The committee completed a recommended budget for approval by the Board of Directors.

BUILDING AND GROUNDS COMMITTEE: (Bd Rep: D. Hagey)

Don DeMatio, Chairperson, submitted a report and Committee Roster prior to this meeting. Lake Circle Trail around Lake Lancelot has heavy use. Committee reviewed safety concerns with Manchester Bath House and advised demolition. Studied and reviewed floor plans for new bath house, reviewed and determined maintenance needed on all playground equipment at beach areas and campground. Will advise BOD on improvements at Activity Center, Sugar Springs sign and location of flag poles.

CAMPING COMMITTEE: (Bd Rep: D. Maxim)

Rebecca Duggan, Chairperson, submitted a report and Committee Roster prior to this meeting. The committee established a financial account with the POA to manage funds raised by the Committee. Funds will be used for committee hosted events and to support projects intended to benefit the community. Committee was involved with the Art and Craft Show, held a Meet & Greet Camping Picnic, organized a Boat Parade and held a Trunk or Treat event. August 11 will be the Annual Meet & Greet picnic and Boat Parade is scheduled for September 1. Trunk or Treat party is planned for October 6.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Connie Gullen/Nancy Piontek, Co-Chairpersons, submitted a report and Committee Roster prior to this meeting. Camping on Lot Ballots were tabulated in September, 2017 and results allow the continuation of camping for seven (7) years on the following realms: Fairfield, Highlanders I, Huntington, Lancers, Manchester and Winchester. Conducted voting of the proposed General Assessment increase for years 2018 and 2019. 1,116 votes were counted with 573 for the proposal and 543 against the proposal. Due to By-laws and Covenants rulings, the assessment vote failed. Election for the 2018 BOD results to be announced on June 16, 2018 at the Annual Meeting.

GOLF COMMITTEE: (Bd Rep: D. Dunham)

Rick Fuller, Chairperson, submitted a report and Committee Roster prior to this meeting. Janet Tate, member, read the report. GAM measurements are completed with officials completing their evaluation work in late Spring. The 2018 event schedule has been posted. Volunteers are needed to assist with projects. Golf promotions include radio and TV commercials and a billboard on Hwy 127 just north of US 10. New Facebook site can be reached at "Golf Committee for Sugar Springs".

LAKES COMMITTEE: (Bd Rep: T. Hug)

Tim Stegemen, Chairperson, submitted a report and Committee Roster prior to this meeting. Mario Laudicina, Secretary, read the report. Issues included PLM Water Treatment continuing through 2018. Water sampling/testing has been performed regularly, shoreline erosion evaluation results indicated a high usage of metal seawalls which have a detrimental effect on shoreline areas for fish and other shore habitat. Committee monitors silt traps, makes arrangements for Goose Round-up, sponsors Boater Safety Classes and continues to work with the County Drain Commissioner to complete necessary repairs.

MEMORIAL COMMITTEE: (Bd Rep: D. Hagey)

Jo Hagey, Chairperson, submitted a report and Committee roster prior to this meeting. Memorial Donations were listed. Two special fund categories were established: Golf Course and SS Beautification and funds were transferred to those two accounts to match the requests of donors and families.

Projects this year included benches for the Walking Trail and Nature Center Trail, trees on the golf course and hanging baskets at the tee boxes on the golf course through Adopt-a-Hole. Noodles for the pool were purchased from the designated Recreation Fund.

NOMINATING COMMITTEE: (Bd Rep: L. Wright)

Scott Jones, Chairperson, submitted a report and Committee Roster prior to this meeting. To prepare for the 2018 BOD Election, a proposed ballot was prepared with four members names and presented for approval at the March BOD meeting. Board approved ballot.

PLANNING COMMITTEE: (Bd Rep: L. Wright)

Ernie Sullivan, Chairperson, submitted a report and Committee Roster prior to this meeting. Members authored a questionnaire designed to obtain information from our membership. The survey results were collated by the Committee and presented to the Board in its entirety and in summary form. Advertising efforts in order to continue building awareness of Sugar Springs included radio and digital advertising, short commercials on WCMU-TV, ads for the Gladwin Chamber of Commerce Directory and Hearth ads for the Gladwin Record and 'Due North' brochure and a billboard design for the Golf course.

RECREATION COMMITTEE: (Bd Rep: P. Berg)

Sherri Visnaw, Chairperson, submitted a report and Committee Roster prior to this meeting. Events and activities included the annual Craft Show and Bake Sale, New Member Open House, Rummage Sale, annual Card Party, Christmas Tree Lighting, Pool Fest, Spring Dinner Dance, Ice Cream Social and a variety of pot-lucks, game day gatherings, concerts, and sporting activities. Proceeds from activities included new chairs for The Hearth, a Concession Stand Tent for Craft Show and a new refrigerator for Activity Center. Other monies were distributed in several areas and a \$1,000 donation was given to the Fireworks Fund.

On behalf of the BOD, Chairman Issitt thanked all Chairpersons, Committee members and volunteers for their efforts on behalf of the Sugar Springs community.

Motion made to accept and approve Annual Reports and Committee Rosters

M/Hagey,S/Maxim

Discussion: None

Motion unanimously approved

BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Nancy Piontek, announced the following results:

Four (4) candidates ran for three positions, each term is for three (3) years.

Directors Term Expiring:

James Issitt
Thomas Hug
Ben Baker

Vote Tabulation Results for the 2018 Board of Directors Election:

James Issitt	625
Thomas Hug	747
Catherine Bowman	480
Michael Visnaw	442

The following people received write-in votes:

John Hawkins	197
Tyler Schlitzkus	190
Michael Stuparek	82

Fifteen (15) individuals received write-in votes totaling 491 votes. (Those write-ins not mentioned above received less than five (5) votes each.

Total voided ballots – five (5) representing nine (9) votes.

James Issitt, Thomas Hug and Catherine Bowman accepted Board positions for three (3) terms.

Without objection, President Issitt declared James Issitt, Thomas Hug and Catherine Bowman winners of the June 16, 2018 Board of Directors Election and will serve terms for the years 2018, 2019 and 2020.

MEMBER COMMENTS:

Comments and questions covered Assessment rulings listed in Bylaws and Covenants, transferring of funds and Building funds, clarification on voting, and opportunities for volunteering. Rich Johnson, spokesperson for the Butman Township Fire Department, assured residents of the necessity for the newly purchased Fire Truck. It will serve the community well as does the entire department.

ADJOURNMENT OF 2018 ANNUAL MEETING:

With all Agenda Items completed, and without objection, President Issitt adjourned the meeting at 2:22 p.m.

Respectfully submitted,

Judith Sullivan
Recording Secretary, Sugar Springs Property Owners Association

Robert Neeb, CMCA, AMS, PCAM, Secretary, Sugar Springs Property Owners Association

