

# **SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION**

**(SSPOA)**

## **MINUTES – BOARD OF DIRECTORS MEETING – AUGUST 19, 2017**

**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 and Recording Secretary, Judith Sullivan.

**OTHERS PRESENT:** Thirty-two (32) SSPOA members.

At 10:00 a.m., the August 19, 2017 Sugar Springs Property Owners Association (SSPOA) Membership meeting was called to order by President James Issitt at the Sugar Springs Activity Building.

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

### **ADDITIONS/CHANGES TO THE AGENDA:**

None

**REVIEW AND APPROVE PREVIOUS MEETING MINUTES:**

Meeting Minutes of the June 17, 2017 Annual Membership meeting, May 20, 2017, and the June 17, 2017 Board of Directors Meeting were approved.

M/Maxim,S/Hagey

Discussion: None

Approved unanimously

**TREASURER'S REPORT:**

General Manager, R. Neeb reviewed the report.

Special attention was noted that The Hearth displayed the largest sales and profitability in the history of Sugar Springs. Report accepted as read.

**AMENDMENTS TO THE FINANCIALS:**

None

**GENERAL MANAGER'S REPORT:**

After extensive inspections of the Manchester Beach Club, the building was deemed to be unsafe. This was the last of the original beach club buildings and is now structurally beyond repair. The building is closed and will be torn down. A portable rest room has been placed in the area. If financial resources become available, building will be replaced.

**COMMUNICATIONS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**AGENDA ITEM VIII-I**

**Approve the following:**

***Resolution:***

***It is hereby resolved that Robert P. Neeb, Jim Issitt, and Dale Maxim are signers to transact all bank business for the Sugar Springs Property Owners Association.***

Motion made to approve the following:

***Resolution:***

***It is hereby resolved that Robert P. Neeb, Jim Issitt, and Dale Maxim are signers to transact all bank business for the Sugar Springs Property Owners Association.***

M/Hagey,S/Berg

Discussion: None

Motion unanimously approved

**AGENDA ITEM VIII-II**

**Approve the following:**

***Resolution:***

***It is hereby resolved that Robert P. Neeb and Matt Schindler are signers of night depository agreements with Mercantile Bank for the Sugar Springs Property Owners Association. It is also resolved that Robert Neeb, Matt Schindler or Melissa Zelt may be contacted by Mercantile Bank concerning deposit corrections.***

Motion made to approve the following:

***Resolution:***

***It is hereby resolved that Robert P. Neeb and Matt Schindler are signers of night depository agreements with Mercantile Bank for the Sugar Springs Property Owners Association. It is Also resolved that Robert Neeb, Matt Schindler or Melissa Zelt may be contacted by Mercantile Bank concerning deposit corrections.***

M/Hagey,S/Maxim

Discussion: None

Motion unanimously approved

**AGENDA ITEM VIII-III**

**Approve the following:**

**Approve the consolidation of Berkshire Realm Lots #4 and #5. Lot #5 was purchased through the Gladwin County Land Bank and is therefore eligible for consolidation with Lot #4, per the Board of Directors action concerning combining tax sale lots.**

Motion made to approve the consolidation of Berkshire Realm Lots #4 and #5. Lot #5 was purchased through the Gladwin County Land Bank and is therefore eligible for consolidation with Lot #4, per the Board of Directors action concerning combining tax sale lots.

M/Baker,S/Wright

Discussion: None

Motion unanimously approved

**AGENDA ITEM VIII-IV**

**Approve committee rosters for 2017-2018.**

Motion made to approve committee rosters for 2017-2018.

M/Wright,S/Dunham

Discussion: None

Motion unanimously approved

**AGENDA ITEM VIII-V**

**Approve the purchase of a used 2014 Toro 3150Q Tri-plex Greensmower with 933 hours for \$17,100.00. Mower replaces a 1992 Toro Tri-plex that cannot be repaired. New Toro Tri-plex mowers are \$ 36,000.00.**

Motion made to approve the purchase of a used 2014 Toro 3150Q Tri-plex Greensmower with 933 hours for \$ 17,100. Mower replaces a 1992 Toro Tri-plex that cannot be repaired. New Toro Tri-plex mowers are \$ 36,000.00.

M/Dunham,S/Berg

Discussion: None

Roll Call Vote: Ayes – Eight (8); Nays – None (0) Motion unanimously approved.

#### **AGENDA ITEM VIII-VI**

**Approve 2017 Camping on Lot Election Letter and Ballots for the following realms:**

**Fairfield**

**Highlander I**

**Huntington**

**Lancer**

**Manchester**

**Winchester**

Motion made to approve 2017 Camping on Lot Election Letter and Ballots for the following realms:

Fairfield

Highlander I

Huntington

Lancer

Manchester

Winchester

M/Maxim,S/Wright

Discussion: Recent Camping Vote resulted in a change from 3-7 years allowed. Those campers currently on a 3 year allowance will continue until their terms expire. A new vote will follow expirations for those realms as they come due.

Motion unanimously approved

## **AGENDA ITEM VIII-VII**

**Approve Special Meeting of the SSPOA Board of Directors, on September 6, 2017 at 10:00 a.m. for the purpose of announcing the results of the camping on lots vote for Fairfield, Highlander I, Huntington, Lancer, Manchester and Winchester realms.**

**This meeting will also set the date for membership voting on the Assessment base rate for 2018 and 2019.**

Motion made to approve Special Meeting of the SSPOA Board of Directors, on September 6, 2017 at 10:00 a.m. for the purpose of announcing the results of the camping on lots vote for Fairfield, Highlander I, Huntington, Lancer, Manchester and Winchester realms.

This meeting will also set the date for membership voting on the Assessment base rate for 2018 and 2019.

M/Maxim,S/Hug

Discussion: BOD is obligated to have an approved assessment vote every three years. Prior vote did not pass, therefore a vote is necessary and will cover two years – 2018-2019.

Motion unanimously approved

## **COMMITTEE REPORTS:**

**ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: Ben Baker)**

**AIRPARK COMMITTEE: (Bd Rep: D. Maxim)**

Meeting minutes of July 8, 2017 and August 5, 2017 were provided to the Board prior to this meeting. Two aircraft tie downs have been installed in the parking area and additional signs will be installed soon. Fly-in on August 19 will again have a pancake breakfast available as well as raffles, prizes, and entertainment. Members continue to work on presentation of proposed building project. Adjacent neighbors have been included in discussions. Airpark underwent and passed inspection by the State. New yellow runway cones were delivered by the State and were installed by Janine Foxx. Airpark rules regarding flying of drones is being rewritten.

**CAMPING COMMITTEE:** (Bd Rep: D. Maxim)

Meeting minutes of July 9, 2017 were provided to the Board prior to this meeting. Meet and Greet Picnic slated for August 12 was discussed. Apparel sales have been successful and will continue. Trunk or Treat event scheduled for October 14. A Boat Parade organized by Jeff Grubbs will be held on September 2 (rain date, September 3). Camping violations will be monitored.

**BUDGET COMMITTEE:** (Be Rep: J. Issitt)

No report.

**BUILDINGS AND GROUNDS COMMITTEE:** (D. Hagey)

No report.

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

No report.

**GOLF COMMITTEE:** (D. Dunham)

D. Dunham indicated that the committee would like an updated rating by the Golf Association of Michigan to be done as finances become available. Tournaments, Scrambles and other events have been well attended. The volunteer efforts have shown improvements in the entire course and is much appreciated.

**LAKES COMMITTEE:** (T. Hug)

Tim Stegemen, Chairman, reported success with the Goose Roundup capturing 158 birds. The Boat Safety Class was well run and informative. Boaters asked to observe No Wake Signs. Drain Commissioner will drop water level as necessary in the fall to continue repairs to spillway and bypass valve. A new buoy will be installed at inlet near dam area. Boaters are asked to avoid mooring against the buoy. Next meeting scheduled for September 14.

**MEMORIAL COMMITTEE:** (D. Hagey)

Director Hagey announced that committee is seeking funds to install hanging baskets on golf course. Memorial trees continue to be planted.

**NOMINATION COMMITTEE: (Bd Rep: L. Wright)**

No report.

**PLANNING COMMITTEE: (Bd Rep: L. Wright)**

Meeting minutes of June 29, 2017 were provided to the Board prior to this meeting. A 26 week extension for Sugar Springs TV ads on CMU's public TV's Thursday night broadcasts was approved. This effort brings continued awareness of Sugar Springs to many counties in Michigan. A preliminary draft of survey to assist Board on making decisions for the future of the community is being developed. Ernie Sullivan was thanked for serving as Chairman for many years.

**RECREATION COMMITTEE: (Bd Rep: P. Berg)**

Meeting minutes of July 11, 2017 were provided to the Board prior to this meeting. Craft Show and Bake Sale results were reported. Committee will provide an appreciation luncheon for the Buildings and Grounds crew for all the assistance given by them. Future events include an Elvis Concert, Rummage Sale, Callaghan Concert, Oktoberfest, Chili Cook-Off, Trunk and Treat, Michigan/MSU Football Party, Holiday Party and Winterfest. Meetings are held the second Tuesday of each month at 12:00 noon at Activity Center.

**ADDRESSES TO THE BOARD:**

**Suggestions** included a slide card system for users of Fitness Center to use in hours when staff is not on duty; additional lining of tennis courts for dual use for Pickle Balls Games; making online golf tee times available; publicizing committee meeting schedules and possibility of installing sample of sight line distances on an area of shorelines.

**Concerns** with fate of Manchester Beach Club Building and inspections; possibility of videotaping and broadcasting Board meetings on Website and buoys needing permits prior to installation.

**Compliments** to the Hearth staff for ongoing efforts on improving service and quality. Appreciation to Garden Club volunteers for enhancing the planted areas throughout Sugar Springs. Great reviews as members enjoy the Lake Trail around Lake Lancer.



**In addition** member, Kim Krenz, on behalf of the Gladwin County Conservation District, announced that the Sugar Springs Architectural & Environmental Control Committee is working with the County on soil erosion problems. Property owners must have a permit from the County or DEQ if work is being done within 500 feet of a stream or lake or disturbing over an acre of ground. Permanent docks must also have a permit from the DEQ. Violations have been noted on lake properties and owners have been fined.

**COMMENTS FROM BOARD MEMBERS:**

The Hug family sends appreciation for all those involved in making a recent fund raising golf outing for Alzheimers a success; complimented Tina Barnard and The Hearth staff for ongoing efforts, thanked all volunteers in event participation and assures members that decisions regarding the Manchester Beach Club are being made in the best interest of the community.

**ANNOUNCEMENTS:**

None

**ADJOURNMENT:**

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:08 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

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



MID-MICHIGAN'S FINEST  
RECREATIONAL COMMUNITY

## **FINANCIAL REPORT FOR SEPTEMBER 2017**

This financial report is for the period through the month end of September 2017. The Association's overall revenue for this period is \$2,421,000 which is over the budgeted revenue by \$47,000. The year to date revenue is down \$10,000 from the same period last year. The expenses for this period are \$1,909,000 which is under the budgeted expenses by \$83,000 and under the previous year by \$78,000. Total net income is \$511,000 which is \$130,000 over the budgeted income and \$68,000 over the same period last year.