

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING – DECEMBER 12, 2015

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Dale Maxim, Directors: Ben Baker, Dale Dunham, Dennis Hagey, Tom Hug, Judith Purdy (via teleconference), Steve Surowiec; SSPOA GM and Secretary, Robert Neeb and Recording Secretary, Judith Sullivan.

OTHERS PRESENT: Thirty-three (33) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the December 12, 2015 Sugar Springs Property Owners Association (SSPOA) Board Meeting was called to order by President James Issitt at the Sugar Springs Activity Building.

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

ADDITIONS/CHANGES TO THE AGENDA:

Agenda Items XII-XIV, XII-XV, XII-XVI, XII-XVII, XII-XIX, XII-XXI, and XII-XXII tabled until March 19, 2016 meeting.

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Meeting minute of Board of Directors Meeting held on October 17, 2015 were approved.

M/Surowiec,S/Hagey

Discussion: None

Unanimously approved

TREASURERS REPORT:

Financial Report for October 2015 was provided to Directors prior to this meeting. GM, Robert Neeb reviewed report. Accepted as presented.

AMENDMENTS TO THE FINANCIALS:

None.

GENERAL MANAGERS REPORT:

GM Robert Neeb announced that the alleged suspect involved in the recent crime spree within Sugar Springs has been arrested and charged. An Internet based neighborhood watch group has been instituted and developed by member, Steve Johnson. Neighborhood Watch Signs will be posted in appropriate areas. Those interested in joining the effort are to contact Steve Johnson at Firebat@aol.com.

COMMUNICATIONS:

None

OLD BUSINESS:

Brian Winkowski has contacted DNR offices in Gladwin, Roscommon and Grayling regarding deer population management and filed the information with the Board for review. The Sugar Springs residents have created a healthy environment for deer by providing food for the animals. The DNR suggests a local ban on feeding. Management of population includes limited hunting in residential areas under strict guidelines by the State of Michigan.

NEW BUSINESS:

AGENDA ITEM XII-I

Approve dates for the 2016 Board of Directors Meetings and the Annual Membership Meeting. Dates being March 19, May 21, June 18 Annual Meeting and Regular Meeting, August 20, October 15, December 10. Regular meetings are held at 10:00 a.m. except for the Regular Meeting of June 18 which will be held following the 1:00 p.m. Annual Meeting

Motion made to approve dates for the 2016 Board of Directors Meetings and the Annual Membership Meeting. Dates being March 19, May 21, June 18 Annual Meeting and Regular Meeting, August 20, October 15, December 10. Regular meetings are held at 10:00 a.m. except for the Regular Meeting of June 18 which will be held following the 1:00 p.m. Annual Meeting.

M/Purdy,S/Baker

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-II

Approve 2016 Operating Budget as put forward by the Budget Committee, Treasurer and General Manager

Motion made to approve 2016 Operating Budget as put forward by the Budget Committee, Treasurer and General Manager

M/Maxim, S/Hug

Discussion: None (Budget attached)

Motion unanimously approved

AGENDA ITEM XII-III

Approve 2016 Capital Expenditures as put forward by the Budget Committee, Treasurer and General Manager

Motion made to approve 2016 Capital Expenditures as put forward by the Budget Committee, Treasurer and General Manager

M/Hug,S/Maxim

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-IV

Approve that the 2016 Lake Assessment be set at \$ 150 for Tier One lots, \$ 80 for Tier Two lots and \$ 40 for Tier Three lots

Motion made to approve that the 2016 Lake Assessment be set at \$ 150 for Tier One lots, \$ 80 for Tier Two lots and \$ 40 for Tier Three lots

M/Hagey,S/Baker

Discussion: Increase in Lake Assessments will cover cost of PLM Lake Treatment contract

Roll Call Vote: Motion unanimously approved

AGENDA ITEM XII-V

Approve 2016 User Fee Schedule

Motion made to approve 2016 User Fee Schedule

M/Maxim,S/Baker

Discussion: None (Schedule attached)

Roll Call Vote: Motion unanimously approved

AGENDA ITEM XII-VI

Approve Deborah E. Mahaffy as Editor of the Sugar Scoop for 2016

Motion made to approve Deborah E. Mahaffy as Editor of the Sugar Scoop for 2016

M/Surowiec,S/Dunham

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-VII

Approve Matt Schindler as the trustee of the SSPOA Retirement Plan for 2016 and as the administrator of the SSPOA Health Care Plan for 2016

Motion made to approve Matt Schindler as the trustee of the SSPOA Retirement Plan for 2016 and as the administrator of the SSPOA Health Care Plan for 2016

M/Hug,S/Hagey

Discussion

Motion unanimously approved

AGENDA ITEM XII-VIII

Approve 2016 tournament schedule for the Men's and Women's Golf Associations

Motion made to approve 2016 tournament schedule for the Men's and Women's Golf Associations

M/Maxim,S/Hug

Discussion: None (Schedule attached)

Motion unanimously approved

AGENDA ITEM XII-IX

Approve RESOLUTION: Whereas, the Sugar Springs Board of Directors hereby resolves to add 3% of our annual 2015 revenues into the Building Reserve Fund. This fund was established by the Board of Directors at the December 13, 2003 Board of Directors Meeting

Motion made to *approve RESOLUTION: Whereas, the Sugar Springs Board of Directors hereby resolves to add 3% of our annual 2015 revenues into the Building Reserve Fund. This fund was established by the Board of Directors at the December 13, 2003 Board of Directors Meeting*

M/Purdy,S/Maxim

Discussion: None

Roll Call Vote: Motion unanimously approved

AGENDA ITEM XII-X

Approve RESOLUTION: Whereas, the Sugar Springs Board of Directors hereby resolves to add 2% of our annual 2015 revenues into the Parking Lot Replacement Fund. This fund was established by the Board of Directors at the December 14, 2013 Board of Directors Meeting

Motion made to approve *RESOLUTION: Whereas, the Sugar Springs Board of Directors hereby resolves to add 2% of our annual 2015 revenues into the Parking Lot Replacement Fund. This fund was established by the Board of Directors at the December 14, 2013 Board of Directors Meeting*

M/Hug,S/Maxim

Discussion: Governing documents allows 5% to be put away from annual revenues. This was approved in 2003 and since then each Board accomplished that.

Roll Call Vote: Motion unanimously approved.

AGENDA ITEM XII-XI

Approve RESOLUTION: Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to add \$ 20,000 to the Lakes Dredging Fund. This fund was established by the Board of Directors

Motion made to approve **RESOLUTION: Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to add \$ 20,000 to the Lakes Dredging Fund. This fund was established by the Board of Directors**

M/Hagey,S/Maxim

Discussion: Dredging will be necessary in the future. Setting aside funds is necessary to meet expenses involved.

Roll Call Vote: Motion unanimously approved

AGENDA ITEM XII-XII

Approve PLM Lake Managements lake treatment contract for 2016

Motion made to approve PLM Lake Managements lake treatment contract for 2016

M/Hagey,S/Maxim

Discussion: The assessment increase will cover cost of treatment. (Copy of contract attached)

Roll Call Vote: Motion unanimously approved

AGENDA ITEM XII-XIII

Approve the consolidation of Queens Realm Lot #61 and Queens Realm Lot #62. Existing home built on Queens Realm Lot #61 was built .01 inch over the common property line between lots #61 and #62

Motion made to approve the consolidation of Queens Realm Lot #61 and Queens Realm Lot #62. Existing home built on Queens Realm Lot #61 was built .01 inch over the common property line between lots #61 and #62

M/Hug,S/Baker

Discussion: None

Roll Call Vote: Seven (7) yes, One (1) abstention

NOTE: Agenda Items XII-XIV, XII-XV, XII-XVI and XII-XVII tabled until meeting of March 19, 2016.

AGENDA ITEM XII-XVIII

Accept the resignation of Dick Buell, Mary Wagner and Barry Selwood from the Architectural and Environmental Control Committee

Motion made to accept the resignation of Dick Buell, Mary Wagner and Barry Selwood from the Architectural and Environmental Control Committee

M/Maxim,S/Surowiec

Discussion: (Letter of resignation dated November 24, 2015 attached)

Motion unanimously approved

NOTE: Agenda Item XXI-XIX tabled until meeting of March 19, 2016

AGENDA ITEM XII-XX

Appoint Don DeMatio, Lynn Wright and Tom O'Brien to serve on the Architectural and Environmental Control Committee through March of 2016

Motion made to appoint Don DeMatio, Lynn Wright and Tom O'Brien to serve on the Architectural and Environmental Control Committee through March of 2016

M/Baker,S/Maxim

Discussion: These members will serve in an interim capacity and a permanent committee will be seated at March 19, 2016 meeting

Motion unanimously approved

NOTE: Agenda Items XX-XXI and XX-XXII tabled until meeting of March 19, 2016

AGENDA ITEM XII-XXIII

Recommendation to approve requirements and fees for consolidating lots purchased from the Gladwin County Land Bank and the Gladwin County Treasurer. Lots must be purchased and consolidated between January 1, 2016 and December 31, 2016 and share a common

property line. This special provision will be in effect from January 1, 2016 through December 31, 2016 and may be extended by the Board of Directors

Motion made to approve recommendations to approve requirements and fees for consolidating lots purchased from the Gladwin County Land Bank and the Gladwin County Treasurer. Lots must be purchased and consolidated between January 1, 2016 and December 31, 2016 and share a common property line. This special provision will be in effect from January 1, 2016 through December 31, 2016 and may be extended by the Board of Directors

M/Baker,S/Hug

Discussion:

Purpose: To encourage the purchase of tax foreclosed lots and obtain the benefits from such purchase.

Two options are proposed for the incorporation of the lots within the Sugar Springs Development.

Option 1: Property owner owns an adjacent lot. Lot adjoining the property owner has been foreclosed due to failure to pay taxes. The property then reverts to the State of Michigan and is placed on the list to be sold at a future tax auction. If the property is not sold at the tax auction which is open to anyone that has the financial resources to purchase. Once purchased, all past taxes are forgiven and any liens against the property are eliminated. If the property is not sold at the state tax auction the state then sends them to the county. The county may offer adjacent property owners the option to purchase them. If that doesn't happen, the county then offers the property to the local township. The township may decide to accept or reject them. Rejection is more common. Once the township rejects them, they are now "owned" by the county and goes into the county land bank.

To encourage purchase of tax foreclosed lots from the Gladwin County Land Bank, the Sugar Springs Board is implementing the following options for a one year trial (January 1, 2016 through December 31, 2016).

An existing SSPOA property owner can purchase an adjacent tax foreclosed lot and combine it with their current lot without violating the property setbacks or adding on to their current dwelling or existing lot. The fee for this consolidation is \$ 2,500. If more than one tax foreclosed lot is purchased by the same property owner and is contiguous to the primary lot or the previous tax foreclosed lot consolidation of that lot can be done for an additional fee of \$1,500. Up to a total of three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation: Lot I - \$ 2,500, Lot II - \$ 1,500, Lot III - \$ 1,000 for a total fee of \$ 5,000 if three adjacent contiguous lots are purchased.

Option 2: A second option is if someone purchases a tax foreclosed lot but does not currently own property within Sugar Springs but wishes to purchase an adjacent second tax foreclosed lot, he will also be able to consolidate the two tax foreclosed lots up to a total of three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation: Lot I - \$ 2,500, Lot II - \$ 1,500, Lot III - \$ 1,000 for a total fee of \$ 5,000 if three adjacent contiguous lots are purchased being joined with their existing property.

For either option the property owner would only pay one POA assessment for 1, 2 or 3 consolidated lots. This will be a trial for one year.

A list of the available properties is available at the Gladwin County Treasurer's office.

Motion for recommendation unanimously approved.

COMMITTEE REPORTS:

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: D. Dunham)

Meeting minutes of October 20, 27, November 10, 25, and December 2, 2015 submitted to the Board prior to this meeting. Included tree cuttings, 18; color changes, 4; decks, 1 and 11 signs for a total of 34 actions.

AIRPARK COMMITTEE: (Bd Rep: J. Purdy)

No report.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

Report provided to the Board prior to this meeting.

BUILDINGS & GROUNDS COMMITTEE: (Bd Rep: S. Surowiec)

No report.

CAMPING COMMITTEE: (Bd Rep: J. Purdy)

No report. Next meeting in May, 2016.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Bd Rep: D. Maxim)

No report. New Chairperson appointed.

LAKES COMMITTEE: (Bd Rep:D. Hagey)

No report.

MEMORIAL COMMITTEE: (Bd Rep: S. Surowiec)

No report.

NOMINATION COMMITTEE: (Bd Rep: B. Baker)

No report. Those wishing to run for Board Elections, 2016, should seek application at POA office.

PLANNING COMMITTEE: (Bd Rep: B. Baker)

Meeting minutes of October 22, 2015 provided to the Board prior to this meeting. Next meeting scheduled for January 14, 2016.

RECREATION COMMITTEE: (Bd Rep: T. Hug)

Meeting minutes of November 10, 2015 provided to the Board prior to this meeting. Upcoming events include a Winterfest at the Chalet on January 16, 2016 and Potlucks scheduled for February 7 and March 13.

ADDRESSES TO THE BOARD:

Members concerns included increases in assessment fees, the validation of gate passes, deer management, consistency in Architecture and Environmental Control forms and rules and regulations, and unsuccessful silt trap reconstruction in Kings Way area. Also noted were requests for Board to approach the requirements and fees for consolidating lots purchased from the Gladwin County Land Bank with caution and take into consideration members who consolidated lots in the past. Exploring means to acknowledge renters who have a strong interest in Sugar Springs activities was also suggested to the Board.

COMMENTS FROM BOARD MEMBERS:

- Directors delivered good wishes for a healthy and successful New Year.
- Suggested when using Social Media, do not advertise that your home will be vacant for a period of time.
- Brian Winkowski and Steve Johnson were thanked for their interest and input.
- REMINDER: Please join the Internet based Neighborhood Watch Group. Contact: Firebat@aol.com. Subject line should be 'Watch Group' and copy should include your name(s), address, realm, year began residing in Sugar Springs and your email address.

ANNOUNCEMENTS:

None

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:28 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

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