

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING – DECEMBER 13, 2014

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Dale Maxim, Directors: Rebecca Duggan (via teleconference), Dale Dunham, Roland McDonald (via teleconference), Judith Purdy (via teleconference), Steve Surowiec, Lynn Wright, Recording Secretary, Judith Sullivan, SSPOA GM and Secretary, Robert Neeb and SSPOA Treasurer, Matt Schindler.

OTHERS PRESENT: Fifty (50) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the December 13, 2014 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:

None

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Meeting minutes of Board of Directors Meeting held on October 18, 2014 were approved.

M/Wright,S/Maxim

Discussion: None

Approved

TREASURER'S REPORT:

Financial Report for November 2014 was provided to Directors prior to this meeting

Action: Report accepted as presented.

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGER'S REPORT: (R. Neeb)

SSPOA Winter hours now in effect. Office will be open from 9:00 a.m. – 4:00 p.m. Monday through Friday and Saturday January 17 and February 21 from 10:00 a.m. until 3:00 p.m.

COMMUNICATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

AGENDA ITEM XII-I

Approve dates for the 2015 Board of Directors Meetings and the Annual Membership Meeting. Dates are March 21, 2015, May 16, 2015, June 20, 2015 (Annual Meeting &

Regular Meeting), July 18, 2015, August 15, 2015, October 17, 2015 and December 12, 2015. All meetings held in Activity Building at 10:00 a.m. except for Annual Meeting & Regular Meeting to be held at 1:00 p.m.

Motion made to approve dates for the 2015 Board of Directors Meetings and the Annual Membership Meeting. Dates are March 21, 2015, May 16, 2015, June 20, 2015 (Annual Meeting & Regular Meeting), July 18, 2015, August 15, 2015, October 17, 2015 and December 12, 2015. All meetings held in Activity Building at 10:00 a.m. except for Annual Meeting & Regular Meeting to be held at 1:00 p.m.

M/Dunham,S/Duggan

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-II

Approve 2015 Operating Budget

Motion made to approve 2015 Operating Budget

M/Dunham,S/Purdy

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-III

Approve 2015 Capital Expenditures which include improvements to POA computer system, camper storage and Capital Reserve

Motion made to approve 2015 Capital Expenditures which include improvements to POA computer system, camper storage and Capital Reserve

M/Purdy,S/Surowiecz

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-IV

Approve that the 2015 Lake Assessment be set at \$ 130.00 for Tier One lots, \$ 70.00 for Tier Two lots and \$ 35.00 for Tier Three lots

Motion made to approve that the 2015 Lake Assessment be set at \$ 130.00 for Tier One lots, \$ 70.00 for Tier Two lots and \$ 35.00 for Tier Three lots.

M/Wright,S/Dunham
Discussion: None
Motion unanimously approved

AGENDA ITEM XII-V

Approve the 2015 User Fee Schedule

Motion made to approve the 2015 User Fee Schedule

M/Maxim,S/Wright
Discussion: None
Motion unanimously approved

AGENDA ITEM XII-VI

Approve Deborah E. Mahaffy as Editor of the Sugar Scoop for 2015

Motion made to approve Deborah E. Mahaffy as Editor of the Sugar Scoop for 2015

M/Wright,S/Maxim
Discussion: None
Motion unanimously approved

AGENDA ITEM XII-VII

Approve Matt Schindler as the trustee of the SSPOA Retirement Plan for 2015 and as the administrator of the SSPOA Health Care Plan for 2015

Motion made to approve Matt Schindler as the trustee of the SSPOA Retirement Plan for 2015 and as the administrator of the SSPOA Health Care Plan for 2015

M/Surowiec,S/Purdy

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-VIII

Approve 2015 tournament schedule for the Men's and Women's Golf Associations

Motion made to approve 2015 tournament schedule for the Men's and Women's Golf Associations

M/Maxim,S/Dunham

Discussion: One date change: Military Appreciation, to be held on Wednesday, June 3

Motion unanimously approved

AGENDA ITEM XII-IX

Approve Employment Agreement for Anthony Raineri, Restaurant Manager for January 1, 2015 to December 31, 2015

Motion made to approve Employment Agreement for Anthony Raineri, Restaurant Manager for January 1, 2015 to December 31, 2015

M/Duggan,S/Wright

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-X

RESOLUTION: Whereas, the Sugar Springs Board of Directors hereby resolves to add 3% of our annual 2014 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 2014 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/Surowiec

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-XI

***RESOLUTION:* Whereas, the Sugar Springs Board of Directors hereby resolves to add 2% of our annual 2014 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 2014 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/Duggan,S/Purdy

Discussion: None

Motion unanimously passed

AGENDA ITEM XII-XII

***RESOLUTION:* Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to establish an unrestricted account, Lakes Dredging Fund with an opening balance of \$ 35,000 as of December 31, 2014**

Motion made to approve *RESOLUTION:* Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to establish an unrestricted account, Lakes Dredging Fund with an opening balance of \$ 35,000 as of December 31, 2014

M/Wright,S/Maxim

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-XIII

Establish an Ad Hoc Committee to recommend improvements to the sledding hill and ice skating area

Motion made to establish an Ad Hoc Committee to recommend improvements to the sledding hill and ice skating area

M/Maxim,S,Duggan

Discussion: President Issitt indicated that the decision to close the Chalet area for the winter of 2014/15 was announced at the October Board Meeting. The concerns were primarily those of safety and security. There was ample response from members requesting that the Board reconsider that decision and the Board revisited the issue. The Chalet is to remain open until January 4, 2015. After that, it will be open on weekends and for private events (members may reserve) through March. At which time it will reopen for the season. Concerns still remain: security, safety of sledding hill, pond and vandalism. The motion has been made to seat an AdHoc/Advisory Panel to assist the Board in rectifying these issues. A chairman will be appointed and volunteers needed to consider and develop actions necessary to satisfy needs. Volunteers are required for physical improvements to the property (clearing brush, cutting trees, etc.). It is expected that Committee will meet and report their conclusions by April 1, 2015. Motion unanimously approved

STANDING COMMITTEE REPORTS

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Board Rep: R. McDonald)

Meeting minutes of September 29, October 6, 20, 27, 31, November 10, 17, 24. and December 1 were provided to the Board prior to this meeting. Chairman R. Buell reported activity as follows: 1 addition, 5 color changes, 16 lot modifications and 16 signs for a total of 38 actions.

BUDGET COMMITTEE: (Board Rep: J. Issitt)

Meeting minutes of November 13 and 20 were provided to the Board prior to this meeting. Recommendations have been submitted to the Board for discussion and approval.

BUILDINGS & GROUNDS COMMITTEE: Board Rep: D. Maxim)

No report.

ELECTION COMMITTEE: (Board Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Board Rep: D. Maxim)

No report.

LAKES COMMITTEE: (Board Rep: S. Surowiec)

Chairman Tim Stegeman reported that the DNR requested a survey be taken of members regarding fishing restrictions on both lakes. Lake Lancer has different Pike restrictions than other Michigan Lakes. Survey result was a draw and those results have been sent to DNR. Silt trap system work will continue.

NOMINATION COMMITTEE: (Board Rep: J. Purdy)

Three terms for Board of Directors positions are expiring in June 2015. Applications for these elected positions will be available in the next issue of the Sugar Scoop or for pick up at the POA office.

PLANNING COMMITTEE: (Board Rep: D. Dunham)

Meeting minutes of October 23 provided to the Board prior to this meeting. Next meeting scheduled for February 12, 2015.

RECREATION COMMITTEE: (Board Rep: L. Wright)

The Holiday Sing-a-Long scheduled for December 13 is sold out. Next event is January 17, 2015. This will be a WinterFest from 1:00 – 4:00 p.m. at the Activity Center with free swim, punch and cookies.

SPECIAL COMMITTEE REPORTS:

AIRPARK COMMITTEE: (Board Rep: R. Duggan)

No report.

CAMPING COMMITTEE: (Board Rep: J. Purdy)

No report.

MEMORIAL COMMITTEE: (Board Rep: R. Duggan)

No report.

ADDRESSES TO THE BOARD:

- Board commended for addressing Chalet issue promptly and with positive results.
- Suggestions included sending notices and Agenda for Board meetings two weeks prior to meetings.
- Possibility of a controlled deer hunt within Sugar Springs.
- Increase in dock fees versus golf fees.
- Concerns with losses in restaurant and golf. Wants an increase in marketing efforts for golf course.
- Internet availability with loss of MI Spot.
- Suggests including member comments be published in Sugar Scoop.
- Repeating a request to have a judge revise ruling on the necessity of multiple assessment votes in case of a negative vote.
- Delay of roping beach areas in 2014.
- Members must subsidize amenities through assessment increases.
- Members should serve on committees and Board of Directors.
- Website should contain minutes of Board meetings.

COMMENTS FROM BOARD MEMBERS:

Directors thanked those that attended meeting and appreciates input. Members are advised to give office their email address and request being put on the email contact list. Communication between members and Board of Directors is important. Debbie Mahaffy and Matt Schindler were congratulated on their job performance.

ANNOUNCEMENTS:

None.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:25 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

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