

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING – MARCH 21, 2015

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), Lynn Wright, Recording Secretary, Judith Sullivan, SSPOA GM and Secretary, Robert Neeb.

ABSENT: Director Steve Surowiec.

OTHERS PRESENT: Twelve (12) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the March 21, 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:

Added as Agenda Item III-VIII, Non-compliance issue, Highlanders Realm I, Lot 92

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Meeting minutes of Board of Directors Meeting held on December 13, 2014 were approved.

M/Wright,S/Maxim

Discussion: None

Approved

TREASURER'S REPORT:

Financial Report for February 2015 was provided to Directors prior to this meeting.

Action: Report accepted as presented.

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGER'S REPORT: (R. Neeb)

Camper Storage area maintenance will be done as ground conditions permit. Beach club areas will also be addressed as ground conditions permit. Members are required to communicate with office and A&E Committee regarding applications for dwelling and tree permits. Golf course employees resuming work and will address damage done by wildlife to pond at #15. Maintenance underway at Chalet which will reopen in April. Summarized approved minutes of Board Meetings will soon be available on Website.

COMMUNICATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

AGENDA ITEM III-I

Approve the consolidation of Highlander 1 Realm Lot #43 and Highlander 1 Realm Lot #44 for the purpose of adding a 32' x 32' addition to the existing home located on Lot #44. The addition will violate the common property line by 11' on the southeast corner and 4' on the southwest corner

Motion made to approve the consolidation of Highlander 1 Realm Lot #43 and Highlander 1 Realm Lot #44 for the purpose of adding a 32' x 32' addition to the existing home located on Lot #44. The addition will violate the common property line by 11' on the southeast corner and 4' on the southwest corner

M/Dunham,S/Wright

Discussion: None

Motion unanimously approved

AGENDA ITEM III-II

Approve the consolidation of Salisbury Realm Lot #105 and Salisbury Realm Lot #106 for the purpose of constructing a new 28' x 64' dwelling which will violate the common property line shared by these two lots

Motion made to approve the consolidation of Salisbury Realm Lot #105 and Salisbury Realm Lot #106 for the purpose of constructing a new 28' x 64' dwelling which will violate the common property line shared by these two lots

M/Dunham,S/Maxim

Discussion: None

Motion unanimously approved

AGENDA ITEM III-III

RESOLUTION: Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to pay off the balance on the loan dated December 7, 2011 from Chase Bank for the Activity Center in the amount of \$ 144,521.35 (balance as of March 27, 2015)

Motion made to approve *RESOLUTION: Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to pay off the balance on the loan dated*

*December 7, 2011 from Chase Bank for the Activity Center in the amount of \$ 144,521.35
(balance as of March 27, 2015)*

M/Purdy,S/Dunham
Discussion: None
Roll Call Vote: Seven (7) Ayes
Motion approved

AGENDA ITEM III-IV

**Approve change in the SSMGA/SSWGA tournament schedule for the Military
Appreciation Golf Tournament date from June 3, 2015 to May 27, 2015**

Motion made to approve change in the SSMGA/SSWGA tournament schedule for the
Military Appreciation Golf Tournament date from June 3, 2015 to May 27, 2015

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

AGENDA ITEM III-V

**Approve going forward with a survey of membership to be included with Board of
Directors Election Ballot on a Proposal for a Controlled Hunt of Deer Population in
Sugar Springs**

Motion made to approve going forward with a survey of membership to be included
with Board of Directors Election Ballot on a Proposal for a Controlled Hunt of Deer
Population in Sugar Springs

M/Wright,S/Maxim
Discussion: Pros and Cons to be explained with survey
Motion unanimously approved

AGENDA ITEM III-VI

**Accept Ad Hoc Committee's report on recommendations to improve the sledding hill
and ice skating area**

Motion made to accept Ad Hoc Committee's report on recommendations to improve the sledding hill and ice skating area

M/Maxim,S/Purdy

Discussion: Committee thanked for input

Motion accepted

AGENDA ITEM III-VII

Approve ballot for the 2015 Board of Directors Election to be held on June 20, 2015 and refer the approved ballot to the Election Committee for action

Motion made to approve ballot for the 2015 Board of Directors Election to be held on June 20, 2015 and refer the approved ballot to the Election Committee for action

M/Purdy,S/Wright

Discussion: Ballot to include space for write-in candidates

Motion unanimously approved

AGENDA ITEM III-VIII

Approve proceeding with litigation concerning Highlander Realm 1, Lot 92

Motion made to approve proceeding with litigation concerning Highlander Realm 1, Lot 92

M/Maxim,S/Wright

Discussion: A non-compliance issue

Motion unanimously approved

STANDING COMMITTEE REPORTS:

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

Report presented by Ben Baker. Meeting minutes of December 8, 15, 2014, January 5, 12, 19, 26, February 2, 9, 16, 23, March 2 and 9, 2015 were provided to the Board prior to this meeting. Activities were as follows: 2 dwellings, 1 garage, 1 addition, 1 color

change, 12 lot modifications, 1 variance, 3 other/misc and 21 signs for a total of 42 actions.

BUDGET COMMITTEE: (Board Rep: J. Issitt)

No report.

BUILDINGS AND GROUNDS COMMITTEE: (Board Rep: D. Maxim)

No report.

ELECTION COMMITTEE: (Board Rep: J. Issitt)

Ballots approved by Board on March 13, 2015 will be mailed to membership.

GOLF COMMITTEE: (Board Rep: D. Maxim)

No report.

LAKES COMMITTEE: (Board Rep: S. Surowiec)

No report.

NOMINATION COMMITTEE: (Board Rep: J. Purdy)

Voters indicating write-in candidates to use good judgment in selections.

PLANNING COMMITTEE: (Board Rep: D. Dunham)

Meeting minutes of February 12 provided to the Board prior to this meeting.

RECREATION COMMITTEE: (Board Rep: L. Wright)

Meeting minutes of December 9, 2014 and March 10, 2015 provided to the Board prior to this meeting. January Poolfest was successful and two potluck dinners held in January were well attended. Annual Ice Cream Social will be held on Sunday, May 24, 2015.

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:

Members requested developing a more varied menu including lower priced specials at the Hearth; the importance of clear and concise communications to members regarding survey on controlled deer hunt proposal stating pros and cons of issue; and meeting Agendas be posted prior to Board meetings.

COMMENTS FROM BOARD MEMBERS:

Congratulated POA on accomplishing the pay off of loan balance for Activity Center.

ANNOUNCEMENTS:

None

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 10:50 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

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