

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING – OCTOBER 21, 2017

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Dale Maxim, Directors: Dale Dunham, Dennis Hagey, Tom Hug, Lynn Wright; SSPOA GM and Secretary, Robert Neeb and Judith Sullivan, Recording Secretary.

OTHER MEMBERS PRESENT: Fifty-one (51) SSPOA members.

At 1:00 p.m., following the Pledge of Allegiance to the Flag, the October 21, 2017 Sugar Springs Property Owners Association (SSPOA) Board of Directors Meeting was called to order by President, James Issitt at the Sugar Springs Activity Center.

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 August 19, 2017 Board of Directors Meeting and the September 6, 2017 Special Meeting were approved.

M/Hagey,S/Dunham

Discussion: None

Motion unanimously approved

TREASURER’S REPORT:

General Manager, R. Neeb reviewed the report. Report accepted as read.

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGER’S REPORT:

In lieu of a General Manager’s Report, President Issitt read the following:

The Gladwin County Circuit Court has set aside a request for a restraining order concerning the construction of a new beach house at Manchester Realm. The property owner had filed a court action alleging that a new beach house was not needed. Based upon documents from the Gladwin County Building Official, a licensed contractor and review of the situation by the Sugar Springs Building and Grounds Committee, it is the desire of the Board of Directors to remove the existing beach house (the building administrator and contractor agree that the beach house is not reasonably salvageable) in order to construct a new beach house. The Circuit Court confirmed that the Board of Directors of Sugar Springs has the authority to make the decision. The Court specifically determined that the lawsuit did not set forth any legitimate basis that would justify a restraining order.

It is the intention of Sugar Springs to take steps to remove the existing beach house in 2017. The Board will be reviewing the budget in December and so long as funds are available,

It is the hope and expectation that funds for a new beach house will be available in 2018. Bids will need to be obtained. If the funding and the bids are satisfactory, construction could start in the Spring of 2018.

COMMUNICATIONS:

None

OLD BUSINESS:

- Member request for card key access to Fitness Center will not be pursued. Determining factor was that it is not a free standing building and has multiple access points.
- Member request to repaint tennis court to accommodate Pickle Ball. Players surveyed showed little interest in project.
- Membership survey mailing is anticipated to be late in 2017 or early 2018.

NEW BUSINESS:

X-I Results of the 2017 General Assessment Vote

PROPOSAL: Shall the base rate for the General Assessment under Article IX, Section 3, Of the Covenants and Restrictions be set at \$ 490.00 for the years 2018 and 2019? All User Fees for Sugar Springs Property Owners Association amenities, with the exception Of the Lake Assessment, will remain at the current 2017 rate for the years 2018 and 2019.

NUMBER OF VOTES CAST BY PROXY	803
NUMBER OF IN PERSON VOTES CAST	313
TOTAL NUMBER OF VOTES CAST	1116
NECESSARY FOR ADOPTION 2/3	774
VOTES FOR MOTION	573
VOTES AGAINST MOTION	543

ELECTION COMMITTEE DECLARED THE GENERAL ASSESSMENT VOTE FAILED

AGENDA ITEM X-II

Approve revising SSPOA cost of copying documents in Schedule of Fees to \$ 1.00 per page. Members must be in good standing to obtain copies.

Motion made to approve revising SSPOA cost of copying documents in Schedule of Fees to \$1.00 per page. Members must be in good standing to obtain copies.

M/Maxim,S/Hagey

Discussion: Inquiries/requests from members involve interruption in completing employee duties. Charges justify the request.

Motion unanimously approved

AGENDA ITEM X-III Airpark Committee Request

Director Dale Maxim recused himself from this issue due to personal interest.

Mitch Kahn, Chairman of the Airpark Committee gave an overview of the proposal to the Board regarding construction of buildings on commons property adjacent to the Airpark. Proposal included building information, costs involved, letters of support from members, and financial commitments to cover expenses. SSPOA to own the building. Also included was a legal review and opinion stating that the SSPOA Board of Directors has the power and authority to pass a resolution that would allow the construction of a building (relating to aviation purposes) on common property near the airstrip.

Board of Directors will make a determination by December 2017 meeting.

AGENDA ITEM X-IV

Approve the following Resolution:

Resolution:

It is hereby resolved that any individual that wishes to record an open meeting of the Board of Directors or any committee meeting of Sugar Springs shall meet the following requirements:

Architectural and Environmental Control Committee, Budget Committee and Memorial Committee meetings are always closed meetings and may not be recorded.

- 1. In advance of any recording, the individual shall disclose their name and disclose the fact that they are recording the meeting. This notice shall be made public so that all individuals at the meeting (whether property owners, committee members, or board members) are aware that a recording is taking place.***
- 2. The Board of Directors or committee chairperson shall designate a location within the meeting room where recording may take place. The Board or committees are not required to have recording instruments at their table with their members, but the individual recording the meeting shall be provided a location that is reasonably close so that they are able to record.***
- 3. As a policy of Sugar Springs, to be stated at each meeting, no posting or publication of the recorded minutes shall be made on social media without the prior written consent of all individuals being recorded. The purpose of this requirement is to respect the privacy rights of individuals being recorded.***

Motion made to approve the following Resolution:

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M/Maxim,S/Hagey

Discussion: Upon legal advice, Board has the right to set reasonable rules concerning individuals recording a Board or committee meeting. This action is taken to protect the privacy of committees and members. *NOTE: Board will discuss possible consequences for those violating this ruling.*

Motion unanimously approved.

COMMITTEE REPORTS:

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

Committee reported One-Hundred and eleven (111) actions taken from July through September.

AIRPARK COMMITTEE: (Bd Rep: D. Maxim)

Meeting minutes of August 5, 2017 were provided to the Board prior to this meeting. Included in this report were letters from members who own property adjacent to the Airpark supporting the building of new facilities along with correspondence from legal advisors stating their opinion that the Board of Directors of the SSPOA has the power and authority to pass a resolution that would allow the construction of a building relating to aviation purposes on common property near the airstrip.

CAMPING COMMITTEE: (Bd Rep: D. Maxim)

Meeting minutes of September 9, 2017 were provided to the Board prior to this meeting. Meet and Greet Picnic and Boat Parade events were successful. Trunk or Treat plans are underway. Meetings scheduled for 2018 are May 12, June 9, July 14, August 4 and September 8.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

No report.

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

Meeting minutes of August 7 and September 11 were provided to the Board prior to this meeting. Maintenance department is leveling the walking trail at the Huntington Beach Club and making a walkway of crushed stone from the parking area to the boat docks at Winchester 2. Signs are being installed at Airpark and Berkshire Beach Club. Dead tree removal continues. Gladwin County Building Inspector inspected the Manchester Beach Club and recommended the building be torn down.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Committee announced results of the 2017 General Assessment Vote. Results listed in Agenda X-I of this document.

GOLF COMMITTEE: (Bd Rep: D. Dunham)

Golf course will remain open weather permitting until first week of November.

LAKES COMMITTEE: (Bd Rep: T. Hug)

Meeting minutes of September 14 and October 12 were provided to the Board prior to this meeting. E.coli test readings are within guidelines. Water testing has been completed. PLM/Airmax were on site to evaluate potential areas for aeration and committee members visited the Budd Lake system for review. Signs, buoys and platform issues continue to be addressed.

MEMORIAL COMMITTEE: (Bd Rep: D. Hagey)

Meeting minutes of September 7, 2017 submitted to the Board prior to this meeting. Tree planting continues and a new bench will be installed on walking trail in memory of members.

NOMINATION COMMITTEE: (Bd Rep: L. Wright)

No report.

PLANNING COMMITTEE: (Bd Rep: L. Wright)

Meeting minutes of September 26 submitted to the Board prior to this meeting. Various marketing possibilities were discussed as were plans for re-erecting the Sugar Springs Flag Pole. Member survey in final stages.

RECREATION COMMITTEE: (Bd Rep: P. Berg)

Meeting minutes of July 11 and September 12, 2017 were provided to the Board prior to this meeting. Events sponsored by the committee included the Craft Show, an appreciation luncheon for Buildings and Grounds personnel, a rummage sale, and the annual card party. Two outdoor entertainment events were also held. Future plans are underway for assistance with the Trunk or Treat party, Holiday party, Winterfest and potlucks. Football viewing parties have been scheduled/held with Mike and Sherri Visnaw coordinating those efforts. The Rosemarie Davis Volunteer Appreciation award for 2017 went to Pat Issitt for her consistent role as a volunteer in all aspects of involvement in Sugar Springs activities.

COMMENTS FROM BOARD MEMBERS:

Volunteers were deemed the essence of Sugar Springs and appreciation went out to all those involved in volunteering their time and talents. The Board of Directors works diligently on identifying projects that need to be undertaken and will work to accomplish those projects as budget allows.

ANNOUNCEMENTS:

Golf course will remain open until November 1.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 1:52 p.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

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