

# **SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION**

**(SSPOA)**

## **MINUTES – BOARD OF DIRECTORS MEETING – SEPTEMBER 15, 2018**

**OFFICERS AND DIRECTORS PRESENT:** Vice President, Dale Maxim; Directors: Patricia Berg, Catherine Bowman, Dale Dunham, Dennis Hagey, Thomas Hug, Lynn Wright; SSPOA GM and Secretary, Robert Neeb. President James Issitt excused.

**OTHER MEMBERS PRESENT:** Thirty-six (36) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the September 15, 2018 Sugar Springs Property Owners Association (SSPOA) Board of Directors Meeting was called to order by Vice President, Dale Maxim at the Sugar Springs Activity Center.

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

Vice President Maxim read the Resolution regarding recording of meeting minutes. Member, Sue Aldrich, agreed to comply with requirements and recorded the meeting.

**ADDITIONS/CHANGES TO THE AGENDA:** Added Item IX-X involving changing status of member, Anthony Papa from “good standing” to “not in good standing”.

**REVIEW AND APPROVE PREVIOUS MEETING MINUTES:**

Minutes of March 17, 2018 Board of Directors Meeting.

M/Bowman,S/Berg

Unanimously approved

Minutes of June 16, 2018 Board of Directors Organizational Meeting.

M/Hug,S/Wright

Unanimously approved

Minutes of June 16, 2018 Annual Membership Meeting.

M/Hagey,S/Hug

Unanimously approved

Minutes of August 10, 2018 Special Board Meeting approving camping on lot ballot for Salisbury and Berkshire realms/approval of three lot consolidation requests

M/Wright,S/Berg

Unanimously approved

**TREASURERS’REPORT:**

GM Robert Neeb read report. Report accepted as presented.

**AMENDMENTS TO THE FINANCIALS:**

None.

**GENERAL MANAGER’S REPORT:**

Robert Neeb informed members that expenditures approved at December 2017 meeting have resulted in parking lot paving for both the Pro Shop and The Hearth, the entryway and deck on the Pro Shop, and the purchase of a used van for Building and Grounds use have been realized. Roof repair on Activity Center/Hearth scheduled for September, 2018.

**COMMUNICATIONS:**

None.

**OLD BUSINESS:**

Vice President Maxim congratulated long time member, Marge Shaffer, on being honored for the Rosemarie Davis Volunteer of the Year Award.

**NEW BUSINESS:**

**AGENDA ITEM IX-I**

**Approve purchase of a used deep-line aerator for use on the golf course for \$ 7,500.00.**

Motion made to approve purchase of a used deep-line aerator for use on the Golf course for \$7,500.00.

M/Hug,S/Bowman

Discussion: This purchase will have a good return on investment and will eventually reduce the necessity for an abundance of chemicals.

Roll Call Vote:

Seven "Ayes", one member not present. Motion unanimously approved.

**AGENDA ITEM IX-II**

**Approve repair of the pool motor and pump for \$ 8,890.76.**

Motion made to approve repair of the pool motor and pump for \$8,890.76.

M/Wright,S/Dunham

Discussion: Pool use was not available due to long wait for new pump. Pump is specialized and ceramic in nature.

Roll Call Vote:

Seven "Ayes", one member not present. Motion unanimously approved.

**AGENDA ITEM IX-III**

**Approve purchase of new chairs and bar stools for restaurant for \$ 5,344.20.**

Motion made to approve purchase of new chairs and bar stools for restaurant for \$ 5,344.20.

M/Hug,S/Hagey

Discussion: SS Recreation Committee donated \$ 3,700.00 towards this purchase and is included in amount of request for approval of purchase.

Roll Call Vote:

Seven "Ayes". One member not present. Motion unanimously approved.

**AGENDA ITEM IX-IV**

**Approve purchase of new beer keg cooler for restaurant for \$ 14,574.77.**

Motion made to approve purchase of new beer keg cooler for restaurant for \$ 14,574.77.

M/Hagey,S/Berg

Discussion: A walk-in cooler was devised with a special system. This enables staff to have a better selection of beverages and resolved issues with quality of dispersing same.

Roll Call Vote:

Seven "Ayes". One member not present. Motion unanimously approved.

**AGENDA ITEM IX-V**

**Announce results of the camping on lot vote for Berkshire and Salisbury realms:**

**Camping on Lot Election Report, September 15, 2018:**

**Number of eligible votes: Salisbury, 210; Berkshire, 118**

**Ballot Results:**

**Salisbury      No – 34          Yes – 92**

**Berkshire      No - 4              Yes – 62**

**Total voided ballots two (2) representing one (1) unsigned vote and one (1) ballot not filled out representing one (1) vote**

Motion made to announce and accept results of the camping on lot vote for Berkshire and Salisbury realms:

Camping on Lot Election Report, September 15, 2018:

Number of eligible votes:

Salisbury – 210; Berkshire – 118

Ballot Results:

Salisbury      No – 34          Yes – 92

Berkshire      No - 4              Yes – 62

Total voided ballots two (2) representing one (1) unsigned envelope and one (1) ballot returned not filled out.

M/Wright,S/Bowman

Discussion: Presented by Election Committee

Motion unanimously accepted

#### **AGENDA ITEM IX-VI**

**Approve transfer of \$ 5,160.00 from the Imprellis Tree Fund to pay for stumps removed from the golf course this year.**

Motion made to approve transfer of \$ 5,160.00 from the Imprellis Tree Fund to pay for stumps removed from the golf course this year.

M/Berg,S/Bowman

Discussion: Use of the chemical Imprellis resulted in loss of trees. Removal of stumps provided safer and improved quality of play.

Roll Call Vote:

Seven “Ayes”. One member not present. Motion unanimously approved.

#### **AGENDA ITEM IX-VII**

**Approve changes to the camping rules and policies as put forward jointly by the AECC and Camping Committees**

Motion made to approve changes to the camping rules and policies as put forward jointly by the AECC and Camping Committees.

M/Hagey,S/Bowman

Discussion: Focus was on terminology, recognizing needs for each season, consistency of color of tarps being used. AECC and Camping Committee representatives were heavily involved in decision making. Updated Rules and Regulations will be included in SSPOA packet mailed to members with their dues statements early in 2019.

Motion unanimously approved.

#### **AGENDA ITEM IX-VIII**

**Approve committee chairpersons and rosters as put forward by all SSPOA Committees for 2018-2019.**

Motion made to approve committee chairpersons and rosters as put forward by all SSPOA Committees for 2018-2019.

M/Bowman/S,Berg

Discussion: BOD assured that all members are in “good standing” and that information is accurate.

Motion unanimously approved.

#### **AGENDA ITEM IX-IX**

**Create a \$ 50.00 per year, “Non-Member” social membership. The purpose of this membership is to allow non-members to participate in certain activities and social clubs in Sugar Springs, which are currently free of charge for SSPOA members.**

**This includes free fitness activities in the Activity Center, free card parties in the Activity Center, Clubs and free social or social club events held in the Activity Building, the tennis courts, bocce ball courts and the pickle ball courts.**

Motion made to create a \$ 50.00 per year, "Non-Member" social membership. The purpose of this membership is to allow non-members to participate in certain activities and social clubs in Sugar Springs, which are currently free of charge for SSPOA members.

This includes free fitness activities in the Activity Center, free card parties in the Activity Center. Clubs and free social or social club events held in the Activity Building, the tennis courts, bocce ball courts and the pickle ball courts.

M/Hagey,S/Bowman

Discussion: Seeking fairness to members. Non-members who avail themselves of SS activities would contribute financial support towards those available to them. This charge is reasonable. Office will develop particulars of program, a non-member "social membership" card will be issued and goal is to begin program in January 2019.

Motion unanimously approved.

#### **AGENDA ITEM IX-X**

**Approve removing member Anthony Papa from "member in good standing" list and place on "member not in good standing" list.**

Motion made to approve removing member Anthony Papa from "member in good standing" list and place on "member not in good standing" list.

M/Hagey,S/Berg

Discussion: To be placed in "not in good standing" list for thirty (30) days at which time situation will be reviewed. SSPOA BOD has the authority to review and renew decision every thirty (30) days for one (1) year. SSPOA and GM will not tolerate inappropriate behavior and threats towards staff.

Motion unanimously approved.

#### **STANDING COMMITTEE REPORTS:**

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

Scott Jones reported a total of 31 actions taken consisting of 2 houses, 4 garages, 7 lot modifications, 8 roofs/sidings, 1 lot consolidation, 3 outbuildings, 3 maintenance and 3 tree removals.

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

No report.

**BUILDINGS & GROUNDS COMMITTEE:** (Bd Rep: L. Wright)

No report.

**ELECTION COMMITTEE:** (Bd Rep: D. Dunham)

Results of Camping on Lot Election announced as Agenda IX-V at this meeting.

No report.

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

Meeting minutes of May 9, 2018 submitted to Board prior to this meeting. Scheduled events for the 2018 season were successful. Volunteer projects continued and appreciated. Golf promotions on billboard, radio and TV commercials have run on local stations and social media is building awareness. Golf Association contributes financially to projects.

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

Meeting minutes of June 14 and July 12, 2018 submitted to Board prior to this meeting. E-Coli testing temporarily closed the Huntington Beach area. Area has been retested and reopened. Drain Commissioner to work on dam repairs as lake levels are lowered.

**NOMINATING COMMITTEE:** (Bd Rep: D. Hagey)

No report.

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

No report.



**RECREATION COMMITTEE:** (Bd Rep: T. Hug)

Meeting minutes of June 12, July 10 and August 14 meetings submitted to the Board prior to this meeting. Sugar Springs Coloring Books have been sold out. Summer events were well attended and successful. Future events include a Card Party on October 15, UM/MSU Football Party on October 20, Christmas Dance on December 1 and Christmas Tree Lighting with Santa on December 7. Birthday dinners continue to be held the last Monday of each month. Members are encouraged to sign up prior to the event.

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

Meeting minutes of July 19 submitted to the Board prior to this meeting. The Klott Fountain repair has been completed. Projects continue to be discussed. Volunteers needed for maintenance of floral hangings on golf course.

**AD-HOC COMMITTEE REPORTS:**

**AIRPARK COMMITTEE:** (Bd Rep: C. Bowman)

Meeting minutes of June 9 submitted to the Board prior to this meeting. Fly-in hugely successful with over 400 breakfasts served. Construction of new building is complete and will be used for storage, meetings, events. Michigan Air Tour will be in Gladwin September 20-23 and will be stopping at Sugar Springs on Saturday, September 22.

**CAMPING COMMITTEE:** (Bd Rep: C. Bowman)

Meeting minutes of July 14 and August 4 submitted to the Board prior to this meeting. Meet and Greet Picnic and Boat Parade were very well attended and successful. Donations to the can/bottle drive were very welcome and appreciated. Trunk or Treat Event scheduled for October 6 at the Chalet. Volunteers needed.

## **ADDRESSES TO THE BOARD:**

Suggestion made to monitor those using facilities via sign-in/out sheets.  
Kings Way silt trap area needs addressing. New trap not successful with sand build-up increasing.

## **COMMENTS FROM BOARD MEMBERS:**

Issues concerning homes being rented and renters unaware of Sugar Springs Rules and Regulations. Homeowners/rental agents are asked to make renters aware of what is and is not acceptable. Members are advised to take concerns to the Butman Township Office and fill out complaints and violation forms. Township officials will then follow appropriate procedures.

## **ANNOUNCEMENTS:**

None.

## **ADJOURNMENT:**

With all Agenda Items completed and without objection, Vice President Maxim adjourned the meeting at 11:20 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Lynn Wright, Corporate Secretary, Sugar Springs Property Owners Association

