

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION ANNUAL MEETING FROM SATURDAY, 8 AUGUST 2015 AT 11:00 AM

The meeting was called to order by Dave Vandebussche

Three volunteers were solicited to count the ballots for the voting of officers.

Secretary's Report – Robert Barker - Dave Washburn moved that the reading of the written minutes of the last annual meeting of 31 May 2014 be waived and accepted as written, seconded by Doug Tilmann and passed by a voice vote.

Treasurer's Report - Jessica Manley – See Attached Complete Report with 2016 Proposed budget.

- 2015 Assessments Received as of 20 June 2015 - \$28,500.00
- Collection of Delinquent Dues as of 20 June 2015 -\$ 4,650.00
- Miscellaneous Revenue as of 20 June 2015 - 0
- 2015 Revenue as of 20 June 2015 - \$33,150.00
- Actual Expense as of 20 June 2015 - \$18,569.10

Dave Washburn moved to receive the report, seconded by Steve Dietz and passed by a voice vote.

Lake and Dam Report – Dave Washburn – Oral Report

- Windogoa Lake is up three inches according to Lampurns elevation determination. A twelve inch aluminum board from the water control device must be cut down to nine inch level by a professional and OPOA will absorb the cost. This is necessary to prevent flooding like we had in the Spring.
- Manitonka water control device coffer dam is holding but this temporary fix cannot stand indefinitely and the water control device must eventually be replaced.

Steve Dietz moved acceptance of the report, seconded by Tom Myshock and passed by a voice vote.

Building and Use Restrictions Committee – Doug Tilmann – Oral Report

- Doug Tilmann, son of OPOA Founder Richard Tilmann, gave an impromptu explanation as to how the OPOA came to the dangerous financial brink of limiting our assessments to \$25.00 which put the OPOA in an untenable situation of not being able to maintain the OPOA lakes, roads, and other assets. He admitted, and said his dad would agree, that setting the original lot assessments in the original 40 year old Building and Use Restrictions at \$25.00, with no easy way of changing them, was a mistake that put the future of the OPOA in an precarious situation of not being able to properly maintain its assets and provide services to its members. Subsequent OPOA Boards and/or Annual meetings further created a bad legal situation by raising lot assessments contrary to the 1964 Building and Use Restrictions requirements. He thanks those persons who had the common sense to recognize this serious problem, and were not just looking for a way to extract more money from OPOA property owners. He acknowledge that \$100 a year for lot assessment was less than what one would pay for cellular phone service. Because the OPOA Board took the action it did to conduct a vote of each plat to revise the Building and Use Restrictions which required a 51% yea vote per each plats propety owners; and because several OPOA Board members sought out property owners and lobbied for their yea vote, the OPOA is again on firm legal footing and with our newly passed \$100.00 per lot assessment contained in the newly passed revised Building and Use Restrictions the OPOA is also on a stable financial footing as well.
- Dave Vandebussche move acceptance of the report, seconded by Steve Dietz and was passed by a voice vote.

Blight Committee – Jessica Manley – Oral Report

- Letters are sent to OPOA property owners who are in violation of our Building and Use Restrictions and also Sherman Township ordinances. Property owners are given two weeks to thirty days, given the severity of the issue, to correct the problem. If they do not correct the problem in a timely manner than the Blight Committee files a complaint with Isabella County which oversees the enforcement of Sherman Township ordinances. This is the only way we can successfully enforce our Building and Use Regulations is by using the Counties coercive power.
- Steve Dietz moved acceptance of the report, seconded by Tom Myshock and passed by a voice vote.

Architectural Committee – Steve Sprague – Oral Report

- Over the past year the Committee has given out four OPOA building permits. According to our Building and Use Restrictions our permits must be taken to the Township through the County and receive a Township Building

Permit and structures built in the OPOA must meet the County/Township codes. The County/Township will give you a building permit whether or not you present to them our OPOA permit.

- If you have a concern about someone in OPOA building a structure not in accordance with the OPOA and/or County/Township you can present a complaint to the County/Township for investigation.
- Dave Vandenbushe moved approval of the report, seconded by Steve Dietz and passed by a voice vote.

Parks and Beaches Committee – Robert Barker – No Report

Website Committee – Jessica Manley – Oral Report

- Site is doing well and getting good traffic. We will be upgrading the site to a paid site that will permit a members only area with access by a password. Also we will be establishing an assessment payment through the site using a credit card.
- Robert Barker moved acceptance of the report, seconded by Dave Washburn and passed by a voice vote.

Nominations Committee – Dave Washburn – Oral Report

The Committee Chair explained and apologized for having the same person

Old Business - None

New Business

1. Funding for Manitonka Water Control Device – Dave Washburn – Oral Report

- Public Act #188 of 1954 – Up to \$100,000 loan from ISB to be paid for out of OPOA Special Assessment Tax District with each property owner paying through tax assessment \$50.00 per lot per year plus interest and fees over a four year period. 51% of the voters of the entire OPOA tax district must pass this proposal before it can be brought before the Sherman Township Tax District for approval and implementation. The Tax District would collect the money and pay back the bank loan.
- Any OPOA property owner can avoid having this assessment being placed on their property taxes by paying the Manitonka Water Control Device per lot assessment by paying it up front.
- The motion was made by Dave Washburn, seconded by Doug Tillman, that regarding the funding of the Lake Manitonka Lake Dam Water Control Device the OPOA use Public Act #188 of 1954 to fund through a loan from Isabella Bank of up to \$100,000.00 or \$50.00 per lot, including interest and fees, over a four year period and place it to be collected by creating a special tax district of OPOA by which property owners would be paying through a four year special assessment placed on their property taxes unless the owners choose to pay the \$200.00 per lot assessment directly to the OPOA treasurer thereby exempting those property owners from the OPOA special tax district assessment on their tax bills. After discussion the motion was defeated by a voice vote.
- David Washburn moved, seconded by Tom Myshock, that the OPOA Board proceed forward on Public Act #188 of 1954 regarding the funding of the replacement of the Water Control Device on the Lake Manitonka Dam. After discussion the motion passed by a voice vote.

Election Report – Dave Washburn

- Perry Steward – 3 year – 99 votes
- Jessica Manley – 3 year – 75 votes
- Tammy McKenzie – 3 year – 69 votes
- Betty Coomer – 1 year – 44 votes

The motion was made by Dave Washburn and seconded by Steve Dietz to receive the election results and was passed by a voice vote.

It was agreed by consensus that in future OPOA elections each nominee will be required to turn in a biography to be distributed to the membership in order to be on the ballot.

The motion was made by Dave Vandenbushe that the next annual meeting be on 13 August 2016, seconded by Tom Myshock and was passed by a voice vote.

Steve Dietz moved adjournment, seconded by Doug Tillman, and was passed by a voice vote.

Respectfully submitted
Robert Barker
Recording Secretary