

**OJIBWA PROPERTY OWNERS ASSOCIATION ANNUAL MEETING
12 AUGUST 2017, 11:00 PM
AGENDA**

We need to have 10% of the membership represented to have a quorum (29 members representing 63 lots).

The Election of officers will take place beginning at 10:00 AM and close at 11:00 AM

The standing rules of the meeting: Only members in good standing, whose assessments are paid up to date, shall be permitted to speak or vote on motions. Voting members must display their Vote Card to vote or to speak. All who wish to speak must use the microphone so all can hear their comments and questions.

1. Call the Meeting to order
2. Determination of quorum.
3. The Secretary's Minutes from the 2016 Annual Meeting of 13 August – Robert Barker
4. The Report of the Treasurer – Jessica Manley
5. Standing Committee Reports:
 - A. Lakes and Dams – Steve Sprague
 - B. Maintenance and Roads – Rob Numerick
 - C. Airport – Perry Steware/Randy Arvidson
 - D. Parks and Beaches – Tammy McKenzie
 - E. Blight – Robert Barker/Chuck Barrow
 - F. Website – Jessica Manley
 - G. Legal – Jessica Manley
6. Election Report
7. Old Business
 - A. PA188 Petition
 - B. Liens
 - C. Traffic Issues
 - D. ATV Rules
8. New Business
 - A. Picnic Tables
 - B. Grills
 - C. Widening of North and South Airpark
 - D. Nominations from the floor for 2018 OPOA Board
 - E. Date for 2018 OPOA Annual Meeting

OJIBWA PROPERTY OWNERS ASSOCIATION ANNUAL MEETING
P.O. BOX 82
WEIDMAN, MICHIGAN 48893
5 July 2017

RE: OPOA ANNUAL MEETING – 12 AUGUST 2017– 11:00 AM

Dear OPOA Property Owners and Members;

Our Annual OPOA Meeting will be on Saturday, 12 August at 11:00 AM at the OPOA Building. The election of new OPOA Board members will begin at 10:00 AM.

To be eligible to speak and vote at this Annual Meeting of the OPOA you must be up to date in the payment of your OPOA assessments by August 1, 2017. It is in order for the Treasurer has enough time to prepare a roster of eligible voters before our Annual Meeting.

If you cannot attend the meeting you can give your Proxy vote to any member in good standing or mail it in to the Board.

As a responsible OPOA member we ask and urge you to be present for this once-a-year meeting. We need 10% of our members present to have the necessary quorum to be able to conduct some VERY IMPORTANT business. The outcome of this meeting will determine the future existence of the OPOA and whether it will remain a viable Association that can continue to benefit, we, its Property Owner Members.

This past year for the OPOA has been a better one than last. The reason for this is due to the fact that our OPOA budget is in better shape than last year due to many of our members having paid their assessments for 2016 and 2017 and others who have paid past due assessment payments which allowed us to have enough funds to pay for at least the maintenance of OPOA roads, parks, beaches, lakes, and airstrip.

However, we still have room for improvement. We still have many members who are very delinquent in the payment of the assessments they owe to this association. On our books we are still carrying \$47,124.00 in delinquent assessments from 2016 and past. This is money that has NOT been available to pay the expenses to maintain and improve our communal property. To them we say, please live up to your responsibility and pay your past due assessments soon. Your failure to pay your assessments only hinders your OPOA Board from properly maintaining and making the improvements to our OPOA assets.

Another important agenda item for our meeting will be the funding of the replacement of the Water Control Device for the Lake Manitonka Dam. The present Water Control Device (WCD) is the 1960s original and is long past its estimated lifetime. Nine years ago the WCD for the Lake Manitonka Dam failed causing half the lake to drain away. The present band-aid measure of a coffer dam, put in place at the WCD at that time, allowed the Lake to refill and stay full to the present. This temporary coffer dam is showing deterioration, could fail, and was never meant to be a permanent solution. Since that failure of the WCD the OPOA and our Lake has been on borrowed time to replace this failed WCD. The Michigan Department of Environmental Quality has put us on notice that the WCD must be replaced or the lake will eventually be drained resulting in the devaluation of all our properties. The cost of replacing and funding this WCD must be dealt with at this Annual Meeting if we are to continue to have a Lake Manitonka with all its benefits.

As last year's OPOA Annual Meeting it was voted by a ballot of 109 Ayes to 0 Nays for our OPOA Board to pursue a ballot on implementing PA 188 which, if passed, would allow Sherman Township to establish a special assessment district that would fund the replacement of the Lake Manitonka Dam Water Control Device by placing its cost on the taxes of all our members over a multi-year period. Those who do not want it placed on their taxes can pay their full share up front. In this way, all our members will share in the cost, as is fair. At this meeting, we shall begin collecting signatures of our members on a petition to begin the process. To sign the petition you will need to know your lot numbers and all signatories on your property deed must sign.

Please carefully read and study the enclosed documents and prepare yourself for our Annual Meeting. Your OPOA Board wants to work together with you for the preservation and improvement of the OPOA and looks forward to having you present and participating at our Annual OPOA Meeting.

Sincerely,

Your OPOA Executive Board -

Steve Spargue, Jessica Manley, Robert Barker, Doug Tilmann, Tammy McKinzie Steve Dietz, Perry Steward,
Robert Numerick, Chuck Barrow,

(OVER FOR AGENDA)

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION ANNUAL MEETING FROM SATURDAY, 13 AUGUST 2016, AT 11:00

The Chair, Steven Sprague called the meeting to order. A quorum was declared.

The standing rules of the meeting were explained: Only members in good standing, whose assessments were paid up to date, are permitted to speak or vote. Voting members must display their Vote Card to vote or to speak.

The Chair declared that voting for board members is now closed. Ballot counters have been designated to count the votes and report.

Secretary's Minutes of the OPOA Annual Meeting of 8 August 2015 – Robert Barker

Dave Washburn moved that the reading of the written minutes of the last annual meeting of 8 August 2015 be waived and accepted as written, seconded by Robert Barker, and passed by a voice vote of the Assembly.

Secretary's Minutes of the OPOA Annual Meeting of 8 August 2015 – Robert Barker - Written

Dave Washburn moved that the reading of the written minutes of the last annual meeting of 8 August 2015 be waived and accepted as written, seconded by Robert Barker, and passed by a voice vote of the assembly.

Treasurer's Report – Jessica Manley – Written

A. Oral Report

1. Delinquent assessments for 2016 are \$15,836.00 outstanding.
2. Delinquent assessments for 2015 and prior are \$31,238.00 outstanding.
3. The number of members in good standing is 174
4. The number of members delinquent in assessments is 106; That is a 38% delinquency rate which is reduced from last year's of 45%.
5. There are 276 property owners of 523 lots.
6. Many delinquent owners have made payment plans.

B. The Treasurer requests that the \$10,000 set aside for lake treatment in the General Fund for 2017 budget be moved to the Lakes and Dams Fund which is more appropriate for it to be paid from since \$25.00 of every \$100 received in assessments is placed in the Lakes and Dams Fund. The motion was made by Steve Sprague, seconded by Tammy McKensie and was passed by a voice vote of the assembly.

C. Steve Dietz moved acceptance of the Treasurer's Report, seconded by Tom Myshock, and passed by a voice vote of the assembly.

Dam Report – Steven Sprague – Oral Report

A. Windoga Dam and Water Control Device

1. According to a report from Lathem Engineers the WCD must be keyed to the overflow tubes which cannot be higher than the level of the lake or the stop logs in the WCD. Instructed how many logs to place for water to drain properly.
2. We still have issues of cat tails blocking the overflow tubes. We have hired a contractor to dredge cat tails out and dispose of debris. More trees and brush must be cleared from the dam berms and it should be regularly inspected so that it stays clear of brush and trees. Volunteers have been clearing brush and trees from the Manitonka Dam berm.

B. Manitonka Dam and Water Control Device

1. The Manitonka WCD did not pass its last several inspections since it failed many years ago and a Coffey Dam was put in place as a temporary measure. The Manitonka WCD must be replaced. We hired engineers to do a study as to what must be done. The DEQ and Corp of Engineers rejected the four suggestions and told us that WCD must be replaced with a new. We must replace it with a

- WCD similar to that which was put into service at Lake Windoga Dam several years ago. The cost will at least \$150,000 or more since prices have increased considerably.
2. The DEQ required core samples be drilled from the dam berm and determined that the topsoil in the middle of the dam will have to be removed and replaced due to it being inferior material. Also in order to meet the possibility of 200 year flood it must be raised in the middle eight to ten inches so that it is at least six inches than the 200 year flood level.
 3. To replace the WCD we must either lower the lake considerable which would require remediation of the fish, mollusks, etc (collection, kept alive, and replacement again in lake), or placement of a coffer dam 45 feet deep around area that WCD is replaced which would not require lowering the lake.
 4. The tube running through the WCD and under the dam berm is still intact but is filled with silt and it must being cleared of silt. This could be done with powerful pumps that that push the silt through the tube to the swamp on the other side of the dam berm.
 5. Both WCD must be fenced off to prevent people getting on them for they are dangerous.
 6. Once we have a permit to build we have two years to execute the plan and complete the project.
 7. Funding is the issue.
 - a. We could try and save enough at \$10,000 a year for 15 years to raise \$150,000, which may not be enough, but by then costs will have gone up considerably.
 - b. We could assess each member several hundred dollars over several years but many would refuse fo pay the assessment and not enough would be collected.
 - c. Or we could use PA188 to obtain a bond through the township and repay it by creating a OPOA tax district in which the cost of the repayment would be placed on the property taxes of each OPOA property owner over a period of ten years. OPOA property owners would have the option of paying their fair share up front in the first year and thereby avoid having it placed on their property taxes over a ten year period. This is the most fair for it will require all OPOA property owners to pay their share of the cost of replacement of the WCD.

Public Act 188 – Jessica Manley – Oral Report

- A. Public Act 188 would allow OPOA, with 51% or more approval of OPOA Property Owners, to establish a special OPOA property tax district by which the township would borrow and bond the cost of replacement of the Manitonka Dam Water Control Device and spread its repayment over at least ten years, the cost of which would be placed on the property taxes of each OPOA property owner thus requiring them to pay their fair share, for failure to pay it would cause the township to foreclose on their property for failure to pay their taxes.
- B. The process is as follows;
 1. Petitions would be circulated among OPOA property owners to sign and once 51% or more signitures of property owners is acquired. On the petition there will be an estimated amount of the cost of the project which the final determined amount can be under but cannot go over.
 2. The petitions are turned in to the township and approved, then two public hearings will occur for people to go and voice their opinions and approval or disapproval.
 3. After than another public hearing is held accepting the special assessments and the final amount of the bond is determined.
 4. Once that special hearing is held and the assessment is approved it will be placed on the property taxes of property owners in the special OPOA tax district and collected on their taxes over at least a ten year period of time if not more.
 5. OPOA property owners will have the option of paying off their full amount ahead of time and thereby not have it place on their tax bill.
 6. After this has happened the project can go forward and completed and overseen by the township.
 7. Discussion followed.
- C. A motion was made by Mr. Southland for the OPOA Board to go forward with pursuing the funding of a new Water Control Device for the Manitonka Dam using P.A.188. The motion was seconded by Doris Dauer and was passed by a card vote of 109 Ayes, and 0 Neys. The motion was passed.

Building and Use Restrictions – Oral explanation by Jessica Manley with discussion.

Blight Committee – Oral explanation by Jessica Manley of purpose and function with discussion.

Architecture Committee – Dave Washburn – Oral Report - Building Permits issued

Parks and Beaches – Robert Barker – Oral Report – Expressed gratitude to volunteers who maintain.

Web Site – Jessica Manley – Oral Report – Over 200,000 visitors. Contact if you have issues.

Airport Report – Randy Arvidson – Ass't Airport Manager – Successful 10th Fly In of over 80 planes. Women who cook for Fly-In acknowledged and fed over 250 people for breakfast. Stressed the rule of "no playing on the run-way." Run-way improvement. Volunteer runway mowers. Suggest a Radio Controlled plane club including drones. Runway is open to any pilots to land. Pilot bill of rights passed by Congress and signed into law by President Obama, loosening medical regulations for pilots which may mean surge of activity at the airport. Airport is supported by volunteer workers and their donations and Fly-In receipts. Road was blocked off at end of airfield running along Brinton because it was never supposed to be a road.

Election Report - Rob Numerick, 106 vote; Joe Kerkau, 97 votes; Steve Dietz, 90 votes; Betty Commer, 63 votes. Top three are new board members. Dave Washburn is retiring from the Board with grateful thanks.

Death of Chuck Witfield, a member who goes back to the beginning, and was the first President back in 1964. The memory of the Association and a selfless volunteer. Intention of the OPOA Board to name Manitonka Dam in his memory. A plaque will be attached to the Dam. We're grateful for him.

New Business –

Association Wide Garbage Pick-up – suggested by Joseph Kerkue

Tube Replacement near Dave Kailer property needed – postponed but will be dealt with.

Biographies for Candidates promised in 2013 – Submitted but not sent out. Chairman dropped the ball.

Members should pay their assessments - Joseph Kerkue

How can OPOA collect over \$50,000.00 in past due assessments – Jessica Manley spoke to the issue; we can and do place liens on two year past due assessments; we put into collection; Option of foreclosure, however must acquire the mortgage which we don't have the money to do so; or take to court but if acquire we still must sell the property. Yes, we can place our properties on the website.

The Chair Steve Sprague moved that the Board be permitted to continue to place \$25.00 per \$100.00 assessment, plus all delinquent payments in the Lake and Dams Fund and that all expenses for Lakes and Dams be paid from the fund. Seconded by Joseph Kerkau and passed by a show of vote cards, 109 to 0.

Lake Treatment for Next Year – The lakes shall be treated as funds permit.

Fund raisers – Can and are being done, but cannot replace assessments to pay expenses.

Next year's Annual Meeting - 12 August 2017 – approved by consensus.

Meeting adjourned by the Chair by consensus of the Assembly.

Respectfully submitted;
Robert Barker, OPOA Recording Secretary