

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM SATURDAY, 10 AUGUST 2013 AT 10:00 AM

Those in attendance: Robert Barker; Steven Dietz; Bruce Eldridge; Janet Hanner; Phil Schrock; Dave VandenBussche; Dave Washburn; Chuck Whitfield

The meeting was called to order by the acting President, Dave Washburn.

Jessica Manley requested her report be received first due to her need to leave the meeting.

Building and Use Committee Report – Jessica Manley

- Has been in contact with the lawyer Bloom and given him Building and Use Restrictions that she pulled from the County Building. Platt 1,2,5,6, 7 are separate and Platt 3 and 4.
- Bloom will have draft copy of new restrictions soon and the Committee will go over to revise and add items and send back to Bloom for his further review.
- Bloom said it was not a good idea to define an lake level in the Building and Use Restrictions which is usually only done by a court order.
- There would be a clause included that all Plat restrictions go into effect immediately.
- After final copy of the Restrictions is finished the final process of approval with the collecting of property owner signatures, either door to door being witnessed collector or by notarized signatures of those collected through postal mail can begin.
- Bloom suggested to get the Restrictions changed first and then to merge them into one document covering all Plats.
- By-Law changes would be the next step only after the Building and Use Restrictions are approved.

Steven Dietz moved acceptance of her report which was seconded by Dave Washburn and passed by a voice vote.

The Recording Secretary's Report – Robert Barker

The Minutes of the 10 June 2013 OPOA Board meeting was read and Dave Washburn moved acceptance, seconded by Steve Dietz and passed by a voice vote.

The Treasure's Report – Steve Dietz

- The regular checking - \$30,568.25
- Dam checking - \$70,097.81
- Savings - \$7, 159.33
- Outstanding balance of \$120,000.00
- Eleven liens filed and paid \$2500 in prep fees; have received over \$3000 in past due assessment payments.

Bruce Eldridge moved the Report be received , seconded by Janet Hanner and passed by a voice vote.

The Windoga Lake Dam Report Attached – Dave Washburn

Robert Barker moved acceptance, seconded by Steve Dietz and passed by a voice vote.

The Manitonka Road Committee – Dave Washburn

- Phil Schrock reported being about a third of the way into road, clearing trees.
- Stumps will be dug out and biggest will be ground.
- Then dirt can be moved and gravel put down.

A general discussion occurred regarding the access road at the end of the airstrip and over the Manitonka Dam regarding their closing.

A general discussion of brick- brack for Windoga Dam to stop erosion from Muskrat holes.

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

The Maintenance Report – Phil Schrock

- Cost of the zero turn tractor.
- Phil Schrock is doing basic maintenance.
- Two sets of blades.
- The boat ramp on Windoga Lake is repaired.
- Phil is researching about brine costs for road dust.
- Railroad ties are being placed at Manitonka Lake beach.

Robert Barker moved acceptance, seconded by Steve Dietz and passed by a voice vote.

The Legal Committee Report – Steve Dietz

- The total cost for Gary Dietz including all passed due regular and special assessments and clean up fees for his property is \$7,490.00. This will end up in court to collect. Dave Washburn has a lien prepared for filing against Gary Dietz.
- Building and Use Restrictions rewrite expense will come out of legal committee. \$600 retainer of Mr. Bloom so far with another \$600 anticipated.

A motion was made by Dave Washburn and seconded by Dave VanderBussche that a lien be put against Gary Dietz's property and was passed by a voice vote with one abstention.

Robert Barker moved acceptance of the Legal Committee Report, seconded by Bruce Eldridge and passed by a voice vote.

The Blight Committee Report – Steve Dietz

- A letter is proposed to send to those whose property needs mowing and/or clean up seeking voluntary compliance before taking more drastic action. Bruce Eldridge is working on a draft letter.
- Steve Dietz is proposing that a list of the four or five worst offenders for more drastic action being drawn up.

Dave Washburn moved acceptance, seconded by Janet Hanner and passed by a voice vote.

The Architectural Committee – Dave Washburn

- Donny Battles wants to put in his pole barn. Township requires that it can only be 60% of your dwelling. He wants 30x30 barn.
- There needs to be a survey of Battles property to determine where his property line is.

Steve Dietz moved that a survey be made before a building permit is issued to Mr. Battle splitting the cost of the survey and if he refuses we pay the survey to find our property line, seconded by Bruce Eldridge. Robert Barker moved the question which passed by a voice vote.

It was clarified by the minutes of the 8 June 13 meeting that that Robert Barker is the chair of the Architectural Committee.

Janet Hanner moved and Dave VanderBussche seconded the acceptance of the Report, passed by a voice vote.

The Public Act 188 Committee – Dave Washburn

- Everything on PA 188 is on hold.
- Dave will report to the membership at the May general meeting.
- The Manitonka Dam is holding water.

Steve Dietz move acceptance of the report, seconded by Bruce Eldridge and passed by a voice vote.

The Nominations Committee – Dave Washburn

- Two nominees for the board are Doug Tillman and Steven Sprague to be voted on at the annual meeting. No other names have been turned in.

Robert Barker moved acceptance, seconded by Steve Dietz and passed by a voice vote.

The Parks and Beaches Committee – Robert Barker

- A written report was submitted and is attached.
- It was further reported that the benches need to be painted and repaired and new picnic tables at the Manitonka Beach.

The motion was made by Dave Washburn that one table be built by Phil and added to the Manitonka beach, seconded by Steve Dietz and passed by a voice vote.

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

Old Business

- Dave Washburn reported that there is a need for various road signs – “Slow, Children Playing” and “Stop Signs.” The motion was made by Steve Dietz that authorized Janet Hanner to spend up to \$50.00 to purchase up to four signs “Slow, Children Playing,” seconded by Robert Barker and passed by a voice vote.

New Business

- Dave Washburn expressed concern about Linda Eastman not completing the task of having the last minutes of the General Meeting printed and mailed out.

Steve Dietz moved adjournment, seconded by Robert Barker, passed by a voice vote.

Respectfully submitted,
Robert Barker
Recording Secretary, OPOA