

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM 23 MAY 2016 AT 7:00 PM

Those in attendance: Steve Sprague; Dave Washburn; Robert Barker; Jessica Manley; Doug Tilmann; Tammy McKenzie; Steve Dietz; Betty Coomer.

The meeting was called to order by the Chair, Steve Sprague.

Excused: Perry Stewart.

The following was added to new business agenda: Steve Sprague; The Washout at Windoga Dam; Robert Barker; The Standing Rules for the Annual Meeting. The changes were accepted by consensus of the Board.

Secretary's Report – Robert Barker – Written minutes attached

1. Jessica Manley moved that the reading of the written minutes of the 25 April 2016 regular OPOA Board meeting be waived and accepted, seconded by Betty Coomer and passed by a voice vote.

Treasurer's Report - Jessica Manley– Written Reports attached.

1. Summation of Treasurer's Report:
 - a. Current balance in the Dam Fund is \$9080.00
 - b. Current checking account balance is \$17,000.00
 - c. Past due assessments for 2016 and prior is \$53,296.53
2. Robert Barker moved acceptance of the report, seconded by Steve Sprague and passed by a voice vote.

Standing Committee Reports

1. Blight Committee – Written report attached
2. Robert Barker moved acceptance of the report, seconded by Steve Sprague, passed by voice vote.

Old Business –

1. Lake Treatment – Robert Barker made the motion that one treatment of the lakes be made at \$6000.00 plus \$800.00 license fee. The motion was seconded Steve Dietz. After a lengthy discussion the motion was voted down by a show of hands with the Board members voting as follows: Tilmann, Manley, McKinley, Coomer, Spague, voting Nay and Barker, Washburn, and Dietz voting Aye. This issue will be addressed again at the OPOA Board on 23 June.
2. Lake Windoga Washout – Steve Sprague made the motion that the Board receive bids to fix the wash out to a maximum \$2000.00, seconded by Steve Dietz and passed by a voice vote.
3. Mower: \$4500.00 for new mower is in the Equipment fund.

New Business:

1. Pole Barn usage fee – Steve Sprague moves \$100.00 fee with \$25.00 refund if cleaned and orderly, seconded by Steve Dietz and passed by a voice vote.
2. Lien Fees – Jessica Manley will report back with suggested policy.
3. Lien List – There is only one person on the lien list.

- a. Of the amount owed to us there are 123 property owners.
 - b. For 2016 assessments 123 property owners own 200 lots that have not paid for 2016.
 - c. 149 lots have delinquencies for 2016 and before, but represent 123 property owners.
 - d. The treasurer has gotten more calls regarding past due statements than from the original billing.
 - e. Treasurer informs the Board that if county forecloses in 2015 for 2012 nonpayment we cannot collect on anything prior to 2012 because their foreclosure relinquishes anything owned on that property. If we do put a lien on such a property both the buyer but also the county can penalize us in court. It is our responsibility to do our own research by going through all the 300 or so lots on which we are owed.
 - f. A Lien List will be generated after the next OPOA Annual Meeting when many property owners pay their past due assessments.
4. Report chronic delinquent assessment property owners to the Credit Bureau – Jessica Manly reported this happens when delinquent property owners are turned over to collection.
 5. 30 Day Payment Date on Initial and Follow-Up Assessment Bill Statements. Treasurer will delinquencies until the end of June to pay assessments. The current policy is two years delinquent we place liens and send to collections.
 6. “Save Our Lake” mailer/flyer to be completed with estimated figures and be distributed with annual mailing.
 7. “Please Pay Your Past Due Assessments” to be sent with copy of the liens.
 8. Standing rules for Annual Meeting.
 9. Jessica Manley motioned that the OPOA Attorney be consulted for wording of a special assessment notice to be sent out in Annual Meeting Mailing, seconded by Betty Coomer and passed by a voice vote.

Questions and Comments from the floor

Without objection Steve Sprague declared adjournment.

Respectfully submitted
Robert Barker
Recording Secretary