

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM 27 APRIL 2015 AT 8:00 PM

Those in attendance: Steve Dietz; Dave Washburn; Robert Barker; Jessica Manley; Steve Sprague; Chuck Whitfield .

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

Excused by a motion made by Dave Washburn and seconded by Steve Dietz and passed by a voice vote: Dave VandenBussche; Doug Tilmann.

Secretary's Report – Robert Barker –

Jessica Manley moved that the reading of the written minutes of the 23 March 2015 regular OPOA Board meeting and the OPOA Board Special Meetings of 30 March and 11 April be waived and accepted as written, seconded by Steve Sprague and passed by a voice vote.

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

1. The Treasurer submitted a Bank Reconciliation for Maintenance Checking Account and Bank Reconciliation for Savings Account dated 31 March 2015.
2. Summation of Treasurer's Report:
 - a. Assessments received: \$25, 997.00
 - b. Savings Account Balance: \$5064.86
 - c. Regular Checking Account Balance: \$27,317.01
 - d. Delinquent Assessments: \$2,152.50
3. Robert Barker moved acceptance of the report, seconded by Dave Washburn, and approved by a voice vote.

Standing Committee Reports

1. Legal – Jessica Manley –

Our attorney is telling us we shouldn't spend money that we cannot legally do so meaning that we cannot go forward with grading the roads until we become a legal entity again. Also recommended that a special assessment by the tax district be created to pay for our road maintenance.

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

2. Blight – Jessica Manley

Robert Barker brought a complaint to the Chair of the Blight Committee with photos regarding the property that is the second house on the right on Manitonka Drive off Vernon Road on which there is a growing pile of garbage filled bags that is attracting wild animals and creating a nuisance for the neighbors in the vicinity. The chair reported that a Blight letter will be sent giving the owners 30 days to clean up the garbage pile and warning that if this not done it shall be referred to the county to be taken care of under the zoning ordinance for blight.

Steve Dietz moved acceptance, seconded by Steve Sprague and passed by a

voice vote.

3. Architectural - Steve Sprague

A permit request has been made by a board member and therefore the chair believes it should be brought to the board for approval. The Dorothy Tilmann Trust, lots 83 and 84, is requesting to replace an existing two inch well and well pit with a four or five inch well with plastic pipe and in-line pump and excavating a new water line under the crawl space by a contractor in May and the contractor is going to sanitize. The chair received added on the permit that all permits and fees are the responsibility of the owner, that the old well would be capped according to state and federal law, the old well pit would be removed, filled or made secure and that a water quality report would be sent to the board to be kept on record.

Steven Sprague moved approval of this permit, seconded by Jessica Manley and the motion was passed by a voice vote.

New Business –

1. Building and Use Restrictions Motions – Jessica Manley

Motion 1 – A motion was made by Dave Washburn, seconded by Robert Barker, to remove all liens held by the Ojibwa Property Owner’s Association. The motion was passed by a voice vote.

Motion 2 – A motion was made by Jessica Manley, seconded by Robert Barker, to record liens for all property that is over two years delinquent prior to 2015. These properties will be charged \$24.00 per lot plus the original recording fee and current recording fee added to the lien. The motion was passed by a voice vote.

Motion 3 – A motion was made by Jessica Manley, seconded by Robert Barker, to allow property owners who are delinquent to \$24.00 per lot per year they were delinquent plus any fees incurred (this will remove all late fees and special assessments) and accept it as paid in full with the requirement that the property owner in arrears sign the Amendments to the Building and Use Restrictions. This will exclude 2015 and future years annual and special assessments. The motion was passed by a voice vote.

2. Motion to replace vacancy on the OPOA Board

Jessica Manley moved that Betty Coomer be appointed to the OPOA Administrative Board to fill the vacancy created by the resignation of Janet Hanner. The motion was seconded by Robert Barker. The motion passed by a show of hands of four in favor and two opposed.

3. Motion to grade the roads

Steve Dietz moved that the roads be graded only once temporarily over-ruling the motion passed at the 30 March 2015 Special OPOA Board Meeting that indefinitely extended “ceasing all expenditures, except for those contracted until the ‘Amendments to the Building and Use Restrictions, Ojibwa Recreation Area’ is passed per plat.” The motion was seconded by Steve Sprague. By a show of hands the motion was defeated with Dave Washburn and Steve Dietz voting “Yea” and Jessica Manley, Robert Barker, Chuck Witfield and Steve Sprague voting “Nea.”

The next regular meeting of the Board will be on 25 May 2015 at 8:00 PM.

Steve Dietz moved adjournment, seconded by Jessica Manley and passed by a voice vote.

Respectfully submitted
Robert Barker
Recording Secretary