

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM 27 JUNE 2016 AT 7:00 PM

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

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

Absent: Perry Stewart; Tammy McKenzie; Steve Dietz;.

It was moved by Dave Washburn and seconded by Steve Sprague that Old Business Agenda Items 2 and 6, and New Business Item 3 be considered as one item. The agenda was accepted with this change by a voice vote.

Secretary's Report – Robert Barker – Written minutes attached

1. Jessica Manley moved that the reading of the written minutes of the 23 May 2016 Private Session and regular OPOA Board meeting be waived and accepted as presented, 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 "roughly" \$11,188.00
 - b. Current checking account balance is "roughly" 18,900.00
 - c. Savings account/Lawn mower/maintenance 4000.00
 - d. Collected 2016 Assessments 34,000.00
 - e. Delinquent assessments for 2015 and past 2,293.99
 - f. Past due assessments for 2016 "roughly" 52,000.00
2. Steve Sprague moved acceptance of the report, seconded by Robert Barker and passed by a voice vote.

Standing Committee Reports

1. Blight Committee – Jessica Manley reported that Sherman Township has repealed its zoning ordinance which gives the county control over the township and complaints are to be made to the county.

Old Business –

1. Briefing Report on Lake Manitonka WCD – Steve Sprague –
 - a. The plan for the WCD will be similar to the Lake Windoga WCD.
 - b. Our lakes and the associated Walker Creek have been declared headwaters of the Chippawa River System by the DEQ and Army Corp of Engineers and need to be taken care of.
 - c. Several issues this board must decide on: 1. Whether we lower the lake when the WCD is repaired; 2. The hiring of a diver to examine the tube that runs under the dam to determine its status; 3. Whether we purchase an electric winch or use the one we have.
 - d. Remediation is the key word. We must make things right when we do anything. 1. Core samples of the dam revealed that there is topsoil mixed in with the clay near the WCD that must be removed and replaced with proper soil. We must hire a geohydrologist who has sole control to determine what

is soil is put in, etc. 2. We must meet the new 200 year flood status. The top part of our dam has to be two and half feet above the the 200 year flood level has determined by the state. Ours is .93 feet so we must raise it at the center of the dam 18 inches according to state standards and materials.

This is another expense. 3. Whether we lower the lake or not. According to the plan the tube running from the WCD under the dam out the far side may have to be relined with an acrylic material. There is no access to the part running out into the lake due to the temporary fix to inspect it. The tube may be in good shape. It is recommended that we hire a diver to inspect the tube to determine if it is in good shape. If it is in good shape we don't have to lower the lake. If it is not in good shape we must reline the tube which will require the lowering of the lake. That would further require that we hire an environmental team to save the fish, mollusks, and clams which must be geo-marked and photographed as evidence that we did so. This is why the hiring of a diver to inspect the tube could in the long run save us money if the tube is found to be in good repair.

- e. The new WCD will be as much or more than the Lake Windoga WCD due to rise in costs.
 - f. Steve Sprague moved, seconded by Dave Washburn, that a diver be hired to inspect the tube. The motion was passed by a voice vote.
 - g. Steve Sprague moved, seconded by Doug Tilmann, that no new lifting device be purchased to lift the logs. The motion passed by a voice vote.
 - h. Doug Tilmann moved, seconded by Jessica Manley, that the chair proceed if the tube is found to be sound.
2. Lake Treatment – We have passed the point of no return when treating the lakes this season would be effective. Steve Sprague made the motion, seconded by Betty Coomer that the lakes not be treated this season. The motion was passed by a voice vote.
 3. The Wash Out at Lake Windoga Dam. The chair has put this on the back burner and the approved \$2000.00 If he believes there is an issue he will address it.
 4. Lien Fees Policy – No Report. Jessica will email it for the July meeting.
 5. Funding for Lake Manitonka WCD - Three options: A Special Assessment
 - a. Through the OPOA assessing each property owner per lot;
 - b. Through the County OPOA gives control of the dam/WCD to the Drain Commissioner but we will never get control of the dam/WCD/lake again;
 - c. Through Sherman Township using PA-188 using a geographical acreage criteria which would require 51% vote of property owners including OPOA owned property.
 - d. The process of assessing the cost of a new WCD and Lake Treatment through the creation of a special OPOA tax district will take perhaps six months and the township holding of at least two public hearings on the matter. There are mailers and special notices in the papers all done by the township.
 - e. Jessica Manley went to the Sherman township and presented this proposal but they want their attorney to look into what PA188 says and be sure that the two attorneys are however the township board requires we pay their attorneys expense in doing so.
 - f. Steve Sprague moved that the OPOA reimburse Sherman Townships Attorney fees on this matter. The motion was seconded by Doug Tilmann and was passed by a voice vote.

New Business:

1. Schrock Resignation - Phil is training a replacement, Jerry Johnson, who will only be doing road work and truck maintenance. The question of liability and being a contracted worker. The motion was made by Steve Sprague that Jerry Johnson be hired temporarily until liability concerns be resolved. Dave Washburn seconded the motion and it was passed by a voice vote.
2. Effect of excessive weed growth on fish population – Doug Tilmann reported that Excessive weed growth is primarily a cosmetic issue. Positively weeds produce oxygen unless there is a wholesale death of weeds which results in a purification that can decrease the oxygen supply for the fish.

Questions and Comments from the floor

Without objection Steve Sprague declared adjournment.

Respectfully submitted
Robert Barker
Recording Secretary