

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM SATURDAY, 8 MARCH 2014 AT 10:00 PM

Those in attendance: Steve Dietz; Dave Washburn; Janet Hanner; Bruce Eldridge; Chuck Whitfield; Robert Barker. Dave VandenBussche and Phil Schrock were excused.

The meeting was called to order by Steve Dietz.

Secretary's Report – Robert Barker - Dave Washburn moved that the reading of the written minutes of the 8 February 2014 meeting be waived and accepted as written which was seconded by Steve Dietz and passed by a voice vote.

Treasurer's Report - Janet Hanner –

- \$17,564.77 in the checking account
- \$866.12 in the savings account
- \$315.86 in the Dam checking account

The Treasurer reported that the bank would access a \$5.00 a month fee if the Dam checking account had less than \$1000. A motion was made by Dave VandenBussche to move \$700 from the regular checking account to the Dam checking account which was seconded by Bruce Eldridge and passed by a voice vote.

There is a consensus of the Board that the treating of Lake Windoga be postponed or canceled saving \$5000 which would allow for some fish restocking in both lakes. Steve Dietz will speak to Savin about not treating Lake Windoga and report back at the April meeting.

Bruce Eldridge who has a CDL will be placed on the Auto Owners Insurance.

Steve Dietz made the motion to receive the Treasurer's Report, seconded by Dave Washburn and passed by a voice vote.

Lake and Dam Report – Dave VanderBussche; One of the boards will be removed from the Lake Windoga water control device. Steve Dietz reported that another culvert should be installed at the end of Lake Windoga near Vernon Road because of flooding of the end of the air strip and Vernon Road in the Spring due to the melt. Dave Washburn reported that there has been a fish die off in Lake Manitonka due to lack of oxygen except for the pike which can survive in a low oxygen environment. Lake Manitonka needs an Aerator installed to oxygenate the lake during the winter freeze to save the fish. Snow on the lake keeps the light getting down to the vegetation on the bottom of the lake which then cannot produce oxygen. An Aerator will cost \$2100.00. This should have been back in 2002 when there was a fish die off for the same reason. Dave Washburn made the motion and Dave VandenBussche seconded the receiving of the report and it was passed by a voice vote.

Maintenance Report – Phil Schrock – No Report

Janet Hanner passed around Phil Schrock's equipment list which delineates the use of his equipment. Our blue tractor might need replacement. A sander ought to be purchased for use on our roads in winter.

Robert Barker made the motion that 2% of our annual assessments be placed in a Purchase/Replacement equipment fund for a capital expenditure and it will be a ledger entry in the OPOA regular savings account. Steve Dietz seconded the motion and it was passed with a voice vote.

Legal Committee and Blight Committee – Steve Dietz – With the snow melt the chair urges that we start reporting on the blighted properties. Mr. Don Donnelly and Irene Edwards are at the top of the list. Donnelly has not been cooperative in the past. He has many vehicles on the property but we must get the county involved.

Dave Washburn stated a decision must be made as how far and what direction we are going to push Gary Dietz. Janet Hanner suggested getting a real-estate estimate as to value and go to a judge and foreclose and get our money as to what we have in it but it is a long process. Robert Barker raised the issue that all that has been done about getting our costs for cleaning out his property was a toothless tiger for the court has not supported us. Only way to get our money is to take him to collection. Seizing his property will only work if the property (motor cycle) is in his name. Jessica Mannley suggested that we rely more on the township and said that Lake Isabella village has a blight ordinance in which it can clean up a property and have the cost placed on the person's tax bill.

Architecture Committee – Robert Barker – No Report

Public Act 188 – Dave Washburn – The chair has contacted Wadetrim Engineering and sent them 1989 copy of the old dam survey and inspection for them to consider in being utilized as our Civil Engineers for the replacing of the Lake Manitonka water control device.

The chair recommends that the placement of an Aerator cost also be included in the Public Act 188 of placing the WCD assessments on the tax rolls.

There is a dangerous water vortex in front of the Windoga WCD that needs to be dealt with. Signs should be erected to warn against getting too close. Dave VanderBushe suggested that Pete of Pete's contracting should be consulted also for the inlet tube may need to be lengthened.

Nominations Committee – Dave Washburn – Three openings are up for being filled. Doug Tillman and Steve Sprage have expressed a desire to be on the board.

A discussion ensued about whether nominees and members of the board be fully up to date in payment of both the 281 owners' regular and special assessments. Up to this

point those who were up to date on their regular assessments but behind on their special assessment payments have been allowed to run for and serve on the board.

The treasurer pointed out the following statistics regarding payment of assessments:

- There are 281 owners representing 524 lots;
- 20 owners representing 49 lots are past due on payment of their special assessments;
- 97 owners representing 162 lots are past due on payment of both their regular and special assessments;
- There is \$40,000 outstanding in special assessment;
- There is \$37,000 outstanding in regular assessments.

A discussion was held about posting on the website the names and amounts of money of those who have unpaid regular and special assessments.

Dave Washburn moved and Janet Hanner seconded the acceptance of the Nominations Report and was passed by a voice vote.

Parks and Beaches Committee – Robert Barker – The chair stated that he would be replacing the boards on a bench at the Manitona Beach and painting all the benches once the snow was melted and warmer weather has arrived.

Building and Use Regulations Committee – Jessica Mannley – A discussion was held on the preparation of the mailing for the vote on the Building and Use Regulations which must go out by 1 April. There will be a stuffing party in three weeks. The report was accepted by consensus.

Website Committee – Jessica Mannley – The Chair has made some small changes and added some and is looking for contributions to the website that can be emailed or sent by regular mail to her. The chair believes that the more information placed on the website makes us more transparent and less susceptible to accusation of “hiding” information and for that reason would like more financial information placed on the website such as checks written and treasurer report information.

The chair is looking into providing a payment link on the website so that OPOA members can make payments of assessments on the site. She is looking at PayPal and other less expensive site links. She will need a credit or debit card to do this since the payment sites require this. When she has this she can follow through with applications and bring a recommendation to the Board

Steve Dietz moved and it was seconded by Dave Washburn that Janet Hanner obtain a debit card for the OPOA Association. This was passed by a voice vote.

Dave Vandebusshe made the motion that was seconded by Steve Dietz to receive the Website Committee report which was passed by a voice vote.

Old Business – Under Article 5; Section 2 Removal of Officers Dave Washburn moved and it was seconded by Janet Hanner to remove Dave Koehler from the OPOA Board. The motion was passed by a voice vote.

Steve Dietz moved that Jessica Mannley fill the open Board position until the Annual Meeting which was seconded by Janet Hanner and passed by a voice vote.

New Business – A discussion/clarification on the use of proxy votes ensued.

Dave Washburn made the motion that the Annual Meeting be held on 31 May, Saturday at 10:00 AM which was seconded by Bruce Eldridge and passed by voice vote.

Steve Dietz moved adjournment, seconded by Dave Washburn and was passed by a voice vote.

Respectfully submitted
Robert Barker
Recording Secretary