

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM SATURDAY, 9 NOVEMBER 2013 AT 10:00 AM

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

The meeting was called to order President, Steven Dietz

The Secretary's Report - Robert Barker - The minutes of the last meeting was passed by a motion made by Steve Dietz, seconded by Dave Washburn and passed by a voice vote.

The Treasurer's Report – Janet Hanner

- The Dam Checking Account - \$71,667.00
- The Savings Account - \$7,160.00
- The Regular Checking – Maintenance \$25,967.00
- Of liens filed four will be in foreclosure as of March 2014 if not paid. Advised by the Isabella County treasurer that moneys owed will not be paid toward the OPOA fees but goes for back taxes. Two of the filed liens have been paid and the liens have been removed. Money paid on liens is deposited in the Dams fund.
- Steven Dietz made the motion that any property owners who are at least two years delinquent in paying their OPOA assessments can have liens placed on their property. Dave Washburn seconded and it was passed by a voice vote.

Dave Washburn moved acceptance of the Treasurer's Report, seconded by Steve Dietz, and it was passed with a voice vote.

The Lakes and Dams and Windoga Dam Committee Report – Dave VandenBussche

- Windoga Lake water control device is at long last finished after several hold-ups. All but two stop logs are now in place and the lake is filling with water. After the next stop log is in the gate will be modified, the "H" frame will be placed and the trash rack gate will be anchored and locked. The winch motor shall be removed and stored until needed. No fence is needed around water control device but a cyclone fence should be placed on the opposite the device where the outlet runs because it is a fall hazard.

Dave Washburn moved approval of the Lakes and Dams Report, Steve Dietz seconded and it was passed by a voice vote.

The Building and Use Restriction Report - Dave Washburn – No Report

- Mr. Bloom has not gotten information back to us yet.
- Need to further modify the assessment fee structure due to complaints about an assessment of \$260 for lake front lots. A meeting of the committee needs to occur to reassess and reset the assessment schedule.
- A special board meeting has been set for 16 November at noon to discuss only the assessment issue.

The Maintenance Report – Phil Schrock

- Progress made on the Manitonka Road with the used of a rented big loader, however rain has delayed progress due to mud. Work will continue until ground freezes. The hill that comes off Vernon needs to be cut down.
- Ordered four loads of gravel but sand is good.
- Blades are good for winter.

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

The Legal Committee Report –Steve Dietz – No Report**The Blight Committee Reports** – Dave VandenBussche

- A blight letter has been drafted. It was suggested that specific concerns be mentioned in the letter. Any letters sent should be approved by the board.
- Dumpsters should be provided in Spring and Fall for joint clean up to assist in people cleaning up their properties.

Steve Dietz made the motion that the blight letter be accepted with modification for specific concerns, seconded by Bruce Eldridge and passed by a voice vote.

The Architectural Committee Report – Robert Barker – No report.**The Public Act 188 Committee** – Dave Washburn - No report.**The Nominations Committee** – Dave Washburn - No report.**The Parks and Beaches Committee Report** - Robert Barker

- Took measurements of broken boards of bench at Manitonka Beach which shall be replaced with treated wood and painted in the spring.

Old Business

- Dave Washburn would like permission of put board members phone numbers and email addresses on the OPOA website.
- Janet Hanner reported that email can be received on the OPOA website.

New Business

- Federal tax number is used for state sales tax exemption.
- Steven Dietz to sign a letter to the property owners who have a trailer home who are overdue building a house on their property thereby in violation of the building and use restrictions.

Questions of the Floor

Steve Dietz moved adjournment, seconded by Janet Hanner, and passed by a voice vote.

Respectfully submitted by Robert Barker, Recording Secretary.