

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM SATURDAY, 19 OCTOBER 2013 AT 10:00 AM

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

The meeting was called to order at 10:05 AM by the acting President, Dave Washburn who furthered reporting the absences of Steven Dietz, Bruce Eldridge, and Dave Koehler.

The Secretary's Report - Robert Barker - The minutes of the last meeting was passed by a motion of Janet Hanner, seconded by Phil Schrock and a voice vote acceptance.

The Treasurer's Report – Janet Hanner

- The Dam Checking Account - \$70,987.31
- The Savings Account - \$7,160.00
- The Regular Checking – Maintenance may not be accurate as of last statement. – discrepancy between \$25,027.96 and \$27,549.00. Treasurer will continue to review account to arrive at an accurate figure. A motion was made by Dave VandenBussche that all liens are to be reviewed by the board before being filed, seconded by Robert Barker and passed by a voice vote.
- Remainder of report is written and attached.

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

The Lakes and Dams Committee Report – Dave VandenBussche

- The Committee met with Mr. Peloski of the DEQ (Dept of Environmental Quality) on 16 October along with Pete the contractor. DEQ rep wanted to know how long the water would be shut off and the scheduled completion date of the Lake Windoga Water Control device. Start date will be on 21 October with completion within three days which DEQ rep found acceptable.
- Regarding Lake Manitonka WCD (Water Control Device) it would be acceptable to place a coffer dam around it to prevent the lowering of the lake and allow for excavation of the old WCD and placement of the new one. The cost to replace will be about the same as the Lake Windoga WCD. Furthermore an Engineer would be required however to keep costs down it could be bid out for design of WCD.

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

The Maintenance Report – Phil Schrock

- Last mowing completed;
- Zero turn in shop for repair;
- Pulling stumps and hauling brush at Manitonka Drive road repair site on 21 October;
- Will scrape roads when the rain stops.

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

The Legal Committee Report –Steve Dietz

The Blight Committee Reports – Dave VandenBussche

- House with pit bulls has been remodeled and new metal roof put on, privacy fence repaired and painted.
- Owner of the house with bats must be determined and contacted.
- Dave VandenBussche will only send Board approved letters to owners of blighted properties and will not approach owners at their homes due to potential danger and the fact there are five properties in Ojibwa under surveillance by law enforcement.
- Before the next board meeting Dave VandenBussche will have a draft letter for Board approval.

Dave Washburn moved acceptance of this report, seconded by Robert Barker and it was passed by a voice vote.

The Architectural Committee Report – Robert Barker

- Robert Barker submitted a Permit to OPOA for a portable storage shed of 10 X 16 foot and was told Building by Dave Washburn commence since it was portable, within OPOA building regulations and being constructed according to code of new materials.
- Dave Washburn has been dealing with Don Battles and his request for erecting a 30'x32' pole barn. Where he wants to put it will encroach on Association property. He needs to apply for two variances from the township which he has not done yet, one which will encroach upon setbacks and another for allowing a larger pole barn than permitted. Also, his property line still must be surveyed to determine just where his property ends and the OPOA property begins before any structure can be erected. He must be in compliance with Township and County Zoning and Building Code to build his pole barn.

Dave Washburn made the motion to accept the report which was seconded by Janet Hanner and passed by a voice vote.

The Public Act 188 Committee – Dave Washburn

No report.

The Nominations Committee – Dave Washburn

No report.

The Parks and Beaches Committee Report - Robert Barker

- There was no report however Barker reported that the apparently vandalized broken bench at the Lake Manitonka beach which was, according to prior Board instruction remain as is for until it is repaired for to remove the boards would leave bare metal that creates a possible liability problem, has its boards removed by some unknown person. The motion was made by Dave Washburn that up to \$100.00 be allocated to repair the broken bench at the Lake Manitonka Beach, seconded by Phil Schrock and passed by a voice vote.

The Building and Use Restriction Report - Dave Washburn/Jessica Mannley

- A tiered lot assessment proposal was submitted based on whether or not lots are fronting on a lake or on the airstrip. See the attached report. A motion was made to adopt this tiered lot assessment proposal by Dave Washburn, seconded by Robert Barker and was passed by a voice vote. A motion was made to accept the full report of the committee by Dave Washburn, seconded by Chuck Whitfield and passed by a voice vote.

Old Business

None

New Business

Janet Hanner presented information on the OPOA website,

Questions of the Floor

Discussion on making multiple payments for OPOA assessments.

Chuck Witfield moved adjournment, seconded by Dave VandenBussche, and passed by a voice vote.