

AGENDA

O.P.O.A. Board Meeting

27 JUNE 2016

7:00 PM

Call to Order by the Chair

Roll Call of Board Members

Acceptance and/or changes/additions to Agenda

The Report of Secretary

The Report of the Treasurer

Committee Reports

- 1.
- 2.
- 3.

Old Business

1. Briefing on Replacement of the Lake Manitonka WCD
2. Funding for the Lake Manitonka WCD
3. Lake treatment
4. Lake Windoga Dam Wash Out
5. Lien Fees Policy
6. Wording on Special Assessment from Attorney

New Business

1. Effect of excessive weed growth on fish population
2. Schrock resignation, his replacement, and Maintenance
3. Association reimbursing the township for their legal opinion on the matter of PA188

Questions and Comments from the Floor

Adjournment

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION BOARD MEETING FROM 23 MAY 2016 AT 7:00 PM

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

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

Excused: Perry Stewart.

The following was added to new business agenda: Steve Sprague; The Washout at Windoga Dam; Robert Barker; The Standing Rules for the Annual Meeting. The changes were accepted by consensus of the Board.

Secretary's Report – Robert Barker – Written minutes attached

1. Jessica Manley moved that the reading of the written minutes of the 25 April 2016 regular OPOA Board meeting be waived and accepted, 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 \$9080.00
 - b. Current checking account balance is \$17,000.00
 - c. Past due assessments for 2016 and prior is \$53,296.53
2. Robert Barker moved acceptance of the report, seconded by Steve Sprague and passed by a voice vote.

Standing Committee Reports

1. Blight Committee – Written report attached
2. Robert Barker moved acceptance of the report, seconded by Steve Sprague, passed by voice vote.

Old Business –

1. Lake Treatment – Robert Barker made the motion that one treatment of the lakes be made at \$6000.00 plus \$800.00 license fee. The motion was seconded Steve Dietz. After a lengthy discussion the motion was voted down by a show of hands with the Board members voting as follows: Tilmann, Manley, McKinley, Coomer, Spague, voting Nay and Barker, Washburn, and Dietz voting Aye. This issue will be addressed again at the OPOA Board on 23 June.
2. Lake Windoga Washout – Steve Sprague made the motion that the Board receive bids to fix the wash out to a maximum \$2000.00, seconded by Steve Dietz and passed by a voice vote.
3. Mower: \$4500.00 for new mower is in the Equipment fund.

New Business:

1. Pole Barn usage fee – Steve Sprague moves \$100.00 fee with \$25.00 refund if cleaned and orderly, seconded by Steve Dietz and passed by a voice vote.
2. Lien Fees – Jessica Manley will report back with suggested policy.
3. Lien List – There is only one person on the lien list.

- a. Of the amount owed to us there are 123 property owners.
 - b. For 2016 assessments 123 property owners own 200 lots that have not paid for 2016.
 - c. 149 lots have delinquencies for 2016 and before, but represent 123 property owners.
 - d. The treasurer has gotten more calls regarding past due statements than from the original billing.
 - e. Treasurer informs the Board that if county forecloses in 2015 for 2012 nonpayment we cannot collect on anything prior to 2012 because their foreclosure relinquishes anything owned on that property. If we do put a lien on such a property both the buyer but also the county can penalize us in court. It is our responsibility to do our own research by going through all the 300 or so lots on which we are owed.
 - f. A Lien List will be generated after the next OPOA Annual Meeting when many property owners pay their past due assessments.
4. Report chronic delinquent assessment property owners to the Credit Bureau – Jessica Manly reported this happens when delinquent property owners are turned over to collection.
 5. 30 Day Payment Date on Initial and Follow-Up Assessment Bill Statements. Treasurer will delinquencies until the end of June to pay assessments. The current policy is two years delinquent we place liens and send to collections.
 6. “Save Our Lake” mailer/flyer to be completed with estimated figures and be distributed with annual mailing.
 7. “Please Pay Your Past Due Assessments” to be sent with copy of the liens.
 8. Standing rules for Annual Meeting.
 9. Jessica Manley motioned that the OPOA Attorney be consulted for wording of a special assessment notice to be sent out in Annual Meeting Mailing, seconded by Betty Coomer and passed by a voice vote.

Questions and Comments from the floor

Without objection Steve Sprague declared adjournment.

Respectfully submitted
Robert Barker
Recording Secretary

MINUTES OF THE OJIBWA PROPERTY OWNERS ASSOCIATION
BOARD MEETING FROM 23 MAY 2016 AT 7:00 PM – PRIVATE
SESSION

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

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

Excused: Perry Stewart.

Steve Sprague moved, seconded by Jessica Manley, that the new ball diamond be named for Randy Arvidson. The motion was approved by a voice vote.

Steve Sprague, without objection, declared the private OPOA Board meeting adjourned.

Respectfully submitted
Robert Barker
Recording Secretary

1:35 PM

06/23/16

Cash Basis

Ojibwa Property Owners Association
Balance Sheet
As of June 23, 2016

	Jun 23, 16
ASSETS	
Current Assets	
Checking/Savings	
Ojibwa Property Owners Asso INC	18,976.91
OPOA Lakes and Dam Fund	11,188.86
Total Checking/Savings	30,165.77
Total Current Assets	30,165.77
TOTAL ASSETS	<u>30,165.77</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	10,023.22
Unrestricted Net Assets	-5,021.98
Net Income	25,164.53
Total Equity	30,165.77
TOTAL LIABILITIES & EQUITY	<u>30,165.77</u>

1:10 PM
06/23/16
Cash Basis

Ojibwa Property Owners Association
Expenses by Vendor Summary
May 2016

	May 16
Galgoci Oil Company	601.44
Homeworks Tri County	105.05
Phil Schrock	450.00
Steve Sprague	146.71
West Bend Insurance	450.00
TOTAL	<u>1,753.20</u>

2:54 PM

06/09/16

Ojibwa Property Owners Association
Reconciliation Summary
Ojibwa Property Owners Asso INC, Period Ending 05/31/2016

	May 31, 16	
Beginning Balance		26,551.97
Cleared Transactions		
Checks and Payments - 10 items	-12,077.02	
Deposits and Credits - 2 items	3,094.99	
Total Cleared Transactions	-8,982.03	
Cleared Balance		<u>17,569.94</u>
Uncleared Transactions		
Checks and Payments - 3 items	-276.00	
Deposits and Credits - 1 item	100.00	
Total Uncleared Transactions	-176.00	
Register Balance as of 05/31/2016		<u>17,393.94</u>
New Transactions		
Checks and Payments - 2 items	-212.03	
Deposits and Credits - 1 item	2,714.00	
Total New Transactions	2,501.97	
Ending Balance		<u>19,895.91</u>

Ojibwa Property Owners Association
Profit & Loss
 January through December 2016

	Jan - Dec 16
Ordinary Income/Expense	
Income	
Ojibwa Property Owners' Income	
Membership Dues	
Delinquent Dues Paid	2,293.99
Membership Dues - Other	34,702.76
Total Membership Dues	36,996.75
Total Ojibwa Property Owners' Income	36,996.75
Other Types of Income	
Miscellaneous Revenue	444.24
Total Other Types of Income	444.24
Total Income	37,440.99
Expense	
Bank Fees	60.71
Bank Service Charges	5.00
Buildings and Equipment	
Equip Rental and Maintenance	296.87
Utilities	707.12
Total Buildings and Equipment	1,003.99
Contract Services	
Contracted Road Maintenance	4,612.04
Legal Fees	45.00
Outside Contract Services	
Engineering	7,404.00
Outside Contract Services - Other	399.00
Total Outside Contract Services	7,803.00
Total Contract Services	12,460.04
Diesel Fuel	988.74
Ojibwa Property Owners Expenses	5.33
Operations	
Supplies	
Signs	254.74
Supplies - Other	1,852.84
Total Supplies	2,107.58
Total Operations	2,107.58

1:08 PM
06/23/16
Cash Basis

Ojibwa Property Owners Association
Profit & Loss
January through December 2016

	Jan - Dec 16
Other Types of Expenses	
Insurance - Liability, D and O	699.85
Total Other Types of Expenses	699.85
Taxes	276.22
Transfer and membership Dues	-5,025.00
Total Expense	12,582.46
Net Ordinary Income	24,858.53
Net Income	<u>24,858.53</u>