



Potawatomi Property Owners Association (PPOA)
Monthly Board of Director's Meeting
Date: June 24, 2017

Board Members Present: Vern Wilcox(non-voting), Bob Sommers, Nancy Collyard, Jane Juntunen (left at 11 am), Rick Tello, William Schilling, Bobbie Delizio

PPOA Members Present: Tony Jacob

Meeting was called to order by Rick Tello at 9:03 AM @ the Wanigan.

Minutes: Nancy made a motion to accept the minutes of the May 27 meeting. Jane seconded and the motion passed unanimously. Nancy mentioned that the Drumbeats and the minutes have not been updated on the web site. Vern will check into this.

Financial Report: Vern went over the financial report. The income for May was \$5706.81. Expenses for May were \$6555.46. The checking account balance was \$46,455.73. The savings account balance was \$138,530.93. YTD operating expenses are \$16,353.15 and YTD capital improvements are \$2,148.89. YTD income is \$46,455.78. The cabin rentals through June 16 total \$16,709.01 and the sales tax collected was \$886.11. Rick noted that the rentals were down from last year. Rick also wanted to know what the projected income from assessments should be each year. Vern said it was around \$23,000. There was also discussion what the operating expenses were vs income and whether the assessments should be raised. Vern said the board could assess a special assessment.

The board will wait to approve the income and expense report until the next meeting because they did not have time to review the report.

Nancy made a motion to accept the cabin rental log. Bill seconded it and it passed unanimously.

Vern updated the PPOA database. There were 35 new owners last year. Vern is working on the new owner packets. He will deliver them when they are finished.

Old Business:

Banking procedure update: Nancy has to go to the bank and sign a signature card.

Audit procedures:

Cleaning deposits will be put back in the proposed budget under both income and expenses. Rick will give Bobbie a best guess number to use.

Capital improvement update:

Water System: Vern will be looking for a new plumber because he is having a hard time getting Rassmussen.

Septic repair/replacement: Vern has scheduled Amundson and someone with a camera to assess the problems. They will be looking at Cedarwood and the Caretakers and also looking for a possible problem with a plugged line at the Lodge.

Window replacement: the window replacement has started in the Caretakers cabin. Jeff has put the work on the Wanigan on hold so that we can reopen the Wanigan for the summer.

Firepit: There are no restrictions on the size of a fire ring. Nancy made a motion that a fire ring be purchased that is no larger than 3 feet for \$500 or less. Bill seconded the motion and it passes unanimously. Jane and Nancy will draft a set of rules for it's use.

New Business: The discover Potawatomi Picnic is July 22. There will be music by Russ Darwin and James Brakken will be doing a book presentation.

The summer Drumbeat will be published soon. Smith Realty wanted to publish ads for property for sale in Potawatomi. The board discussed this and we do not wish to publish ads. We have a new sponsor for the Drumbeat. It is Campbell Lumber.

Campground Improvements: After much discussion about a new well at the campground and the other improvements that are needed there and the need for security, it was decided that we will hold the Pittman donation of \$19,000 aside for future use at the campground. We are going to wait on this until we have more information about the septic tanks on the island.

Tony Jacob brought in a judgement that had been brought against his property. He was under the impression that the court proceedings were on hold because he was going to work on a payment plan. Vern said that the proceedings were already in progress last month and they could not be stopped. He took the information from Tony and said he will work something out.

The board went into closed session at 11 am to discuss past due assessments and agreements. The board went back into open session at 11:20.

Adjournment: Bill made a motion to adjourn the meeting at 11:20. Bobbie seconded it passed unanimously.

Respectfully submitted by Nancy Collyard