

**Potawatomi Property Owner's Association**

**Monthly Board of Directors Meeting**

**April 27,2019**

Unapproved

**Board members present:** Vern Wilcox(non-voting), Nancy Collyard, Rick Tello, Barb Clements, Ken Campbell members absent: Bill Schilling

**Guest present:** Chris Pooler, Linda Burke

**Call to order:** The meeting was called to order at the Caretaker's cabin at 9:05 am.

**Meeting minutes from 10/20/18:** The minutes should be revised to reflect that Vern's idea for the campground should be part of the campground , not the whole campground. Barb made a motion and Rick seconded to accept the minutes. The motion passed unanimously.

**Consent Agenda financials:** Vern has been emailing the monthly income,expense and budget information monthly. There were some questions about the proposed budget. Ken made a motion and Barb seconded to accept the monthly Income and Expense report from 10/18 to 3/19. The motion passed unanimously. The budget will be reviewed.

Barb made a motion and Ken seconded to accept the Database and cabin rental report.

Chris Pooler had concerns about the board making decisions. He would like to make sure that PPOA members know what is going on. Rick said the Drumbeat and the website are 2 resources. Chris would like us to explore more ways to communicate.

**Cleaning:** Linda Burke responded to The Drumbeat's president message about the cleaning. Rick and Barb interviewed her. She will be doing cleaning only , no repair or maintenance. If a cabin has not been cleaned by a renter Rick will be notified. Rick and Vicky will train Linda on the spring cleaning procedures. Rick and Vicky have come up with a weekly cleaning log. Ken was wondering about protocol process. Personnel action should be in closed session. He did not know about this hire and was not sure about contract pay per hour. Barb said this was fine.

Rick said that Linda's pay was discussed at \$20 per hour. Vern is responsible for making sure that Linda has the updated rental schedule. Linda will answer to Rick.

Chris had questions about cleaning supplies. Rick is responsible for this.

**Wanigan remodel:** Rick will check with Jeff about where we stand with the roof.

**Campground:** The building has been gutted. The estimated for the plumbing is \$10,000. There will be 1 shower and 2 toilets and 2 sinks on each side. There will be no urinals. This has already been approved.

We had talked about 4 electrical monuments to start with. We should get quotes from 2 carpenters for the walls. Rick was wondering about volunteer labor. Ken said we need to focus on following through on projects. We do a lot of talking and not much gets done. Vern said we need a marketing plan. Barb said people need to know our problems. Ken said we need to address issues.

Rick wanted to know if we were going with electric hand dryers.

Vern wanted to know about electrical posts. There are 2 areas with water. There are 4 posts already there. Do we want metered or unmetered posts? Are we going to have pay showers? Nancy wanted to know what direction we are going when we have no idea how much this is going to cost and how much money we have for this.

The dumping station needs repairs.

Chris Pooler suggested we talk to Troy Amordy about getting a plan for the building.

Chris Pooler suggested we raise assessments. He wants to know when the wanigan opens.

Rick said the wanigan will open next week-end because of the weather. We have no rentals in May.

**Septic Repairs:** We don't know when the septic tank will be replaced. Vern does not know the date but everything is ready to go. It will be done this spring. Nancy had concerns because the caretaker system is not functioning and this was scheduled to be done before the 2018 spring opening.

**Firewise:** Last years grant was \$3000 for chipping and \$1000 for the open house and picnic.

Open house is Sat May 25<sup>th</sup> at 9 am and the meeting is at 10 am.

**2019 Budget:** Some adjustments need to be made on the budget. Nancy suggested a separate meeting. Barb will not be able to attend the May meeting and Ken is not sure. Rick will explore another date.

**Fire Pits:** Vern said we are losing rental income because we do not allow fires on the island.

Chris Pooler had a question about the closed session agenda. He said that he will be seeking legal action if we decide to foreclose on any property.

The board went into closed session to discuss past due assessments.

Barb made a motion and Ken seconded to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 1:08.

Respectfully submitted: Nancy Collyard

