

Potawatomi Property Owner's Association

Annual Meeting

Saturday August 24,2019

VFW Barnes, Wi

Unapproved

Board members present: Rick Tello, Bill Schilling, Barb Clements, Nancy Collyard

PPOA members present: 21 members

Call to order: The meeting was called to order at 9:30 am by Rick Tello

Rick introduced the board members. He then gave a short summary about what was new. The general manager Vern Wilcox resigned as of June 1. A lot of ongoing projects are getting done. There is a lot of work being done on the island. Hopefully we will have a caretaker next year.

The minutes of the 2018 annual meeting were read by Nancy Collyard. Mary Buttrick made a motion and Mary Sorensen seconded that the minutes be approved. The motion passed unanimously.

Rick thanked all of the volunteers. Wade Juntunen helps with the mowing and projects. Jeff Pittman works in the background fixing roads, mowing the golf course and at the campground. Vicki Tello helping Rick. Rick's son the PA system for the picnic. Barb and Nancy for the picnic. Jim Lancour and Chris Pooler for the docks. Linda Burke has done an excellent job cleaning.

Rick is on the island almost everyday meeting people and making sure everything was ok. Fiber optic went to the private property. Rick had them drill to protect the trees. We will have the line go to the wannigan for future use,

Rick wants to have the cabins painted and stained on the outside and he wants volunteers. The floors in the lodge need to be refinished. Rick is looking into getting the Lodge listed in the county historical society.

Financial: Barb presented the financial report. A copy of the report from 2014 to 7/31/19 was available to all members. Income from 2018 is \$59,778.21. YTD income is \$43,025.27. Operating expenses for 2018 were \$66,456.71. YTD operating expenses are \$31,110.01. Capital Improvements for 2018 were \$27,382.88. YTD were \$507.61. The checking account balance on 12/30/2018 was \$8,348.92 and the savings account balance was \$108,877.58. ON 7/31/2018 the checking account balance was \$39,738.58 and the savings account balance was \$88,156.63.

Barb Wilcox wanted to know why the cleaning deposit return was so low. The checks had not gone out yet. She also wanted to know why the insurance was so much less than last year. The payment has not been made yet.

Marie Marinelli wanted to know what the insurance covers. It covers the buildings for loss and liability and we also have director's insurance.

Vern Wilcox wanted to know who pays workman's comp. Rick met with the insurance agent and we do not have to have workman's comp on contract workers. Vern said we should be careful with this because this was not what he was told and that we would have to fill out a report on employees and we may get back billed.

Nancy Collyard has a question about the operating budget expense. She did not think we had any legal expenses this year. Rick said we did not. Barb will check.

Capital Improvements:

Rick would like to rebuild the boat dock this year.

The septic system on the island is complete. The wannigan ,caretaker and the cedarwood have new plumbing to the new tank. It has all been inspected and Rick is planting new grass.

The campground will open next spring. There is a new breaker box. There was a live wire in the woman's shower. The plumber is working. Rocky Clements is making new benches. There will be new concrete and new counters. There will be no urinals but there will be a tub for cleaning. There will be 4 electrical towers. They will be metered for a seasonal rate. Rick checked with the insurance company and we have no liability for damage to private property(campers). There will be a new concrete barrier around the septic dump. This runs into the shower holding tank. Jeff Pittman had replaced the pipe to the tank.

Mary Buttrick wanted to know the amps for the towers. They will be 20-30-50. She also wanted to know what the charge will be for camping. That has not been set yet. Vern was delighted that we would be offering seasonal rates. Janette Laberdie wanted to make sure that the price was right and that we didn't charge more than Moon Lake. Rick said that the PPOA member has to sponsor a camper.

The minutes, calendar and notices will be placed on the board in the wanigan. The Potawatomi website is potawatomipropertyowners.com.

The Drumbeat is a work in progress.

Policy Reports:

Parking permits: The permits are good for 2 years. Call Barb if you don't have one. Renters are issued temporary permits. There was discussion about PPOA owner's family and guests parking. These permits are just to prevent unauthorized parking, not to exclude your friends and family. Nancy asked if campers should have access to the island. No one had a problem with this. The VRBO renters do not have access to the island.

Firewise: Rick met with Ben and Andy from Firewise. We received \$5000 for chipping, the picnic and the Drumbeat. He will apply for a new grant for next year. There was no homeowner reimbursement money in 2019. We will keep you updated for 2020.

Rick and a DNR member will be visiting homeowners next year. If you would like to be an inspector, contact Rick. On October 18 as part of training for new DNR firemen, they will be visiting properties in Potawatomi to see if there would be problems if there was a fire. Call Rick if you would allow them to visit your property. You will not get a report. Vern suggested that we start a firewise committee for PPOA.

Everyone must pay their assessments. We run on a shoestring. If someone is behind we will work out a payment plan. There is \$14,000 due and we will move forward with collections. This will go to court to get a judgement for the property as a last resort.

New Business: Buildium is an online program that will track all of our income and expenses. All of the property information will also be there. You will be able to access your account and pay your assessments on line. There will also be a bulletin board and announcement area. Vern wanted to know who would keep track of database changes. We do.

Caretaker: We hope to hire a caretaker next year. Rick has been doing this work. Janette said we need a very detailed job description. We will advertise in the Drumbeat.

Elections: There are 3 seats. Ken Campbell resigned. Nancy Collyard and Bill Schillings 3 year terms are up. Rick Tello nominated Bill Schilling. Nancy Collyard nominated Rob Lynch. Barb Clemmons nominated Janette Laberdie. Mary Sorenson made a motion and Lee Riegler seconded to elect the three nominees. There was one opposition and the motion passed. Rick Tello appointed Nancy Collyard to a one year term.

Adjournment: Mary Sorenson and Stephan LaDoux seconded to adjourn the meeting. The meeting was adjourned at 11:20.

Respectfully submitted by Nancy Collyard