

Potawatomi Property Owner's Association

Annual Meeting

Saturday August 22, 2020

Screen Porch

unapproved

Board Members present: Rick Tello, Rob Lynch, Bill Schilling, Nancy Collyard

Janette Laberdie and Barb Clemmons have resigned.

PPOA members present: 22

Rick introduced the board members.

The minutes of the 2019 annual meeting were read by Nancy Collyard. Lois Kaiser Genthe does not want the financial portion of the minutes approved. Vern said the information was taken from the budget report not the income and expense reports. The lawyer expense was from 2018 not 2019. Nancy agreed. Lois made a motion and Mary Johnson seconded to accept the minutes without the financial information. The motion passed with 2 nays.

President's Report: Rick thanked the volunteers. Dick Collyard and Wade Juntunen graded the road to the campground. It has since washed out. Wade does the mowing. Wade helped Rick trim trees at the campground. Jeff Brittan redid the sign on the island. Jeff Pitman mows the golf course. Jeff and Dawn Pittman rake the island in the spring. Rob Lynch takes care of the website and his wife Kelly does the Drumbeat. Rob went over the website. You can comment or ask questions on the website. The Drumbeat will be on the site before it is in the mail. Rick wants to make sure everyone uses the website potawatomiropertyowners.com Michelle Boheim commented on how complete the site is. Barb Wilcox said that the site says we are a non-profit, but we are a not for profit.

Because of Covid the Lodge, Lakeview and Caretaker are the only 3 cabins open. There are 48 hours between rentals. Everything is cleaned and bleached by Linda Burke. Only the bathrooms are open on the island, not the shower. The campground building is closed.

Amundson has emptied the tanks on the island. There was storm damage on the island. There were trees and branches down. The small storage building between 1 & 2 was damaged. The insurance company has been notified. Rick and his family have cleaned up a lot of the mess. He would like volunteers to help finish the cleaning branches at 10 am tomorrow.

Firewise: There are no homeowner's grants this year. For the chipping program you cannot have more than 4 inch branches. The stacks should be neat. You cannot use this program when you clear property. Your piles have to be by the side of the road before September 5. This is

mapped out before pickup. There were a lot of branches for the last pickup. With the storm we will probably use all of our firewise money for this year.

Treasurer's report: The yearly report from 2015 to July 31, 2020 was on line. Barb Wilcox wanted to know why cleaning deposit refund was so low. Rick said most refunds were sent out in August. Vern said the numbers from 2018 and 2019 were taken from the budget report not the income and expense report and there are some mistakes. He can show Rick which numbers he is taking about. Rick said he will go over the numbers and correct them.

Vern would like to see all of the income and expense reports from June 2019 to the present. Rick said any PPOA member can see any report. The treasurer resigned her position and Rick has gone over all of the income and expenses and they are available for viewing by PPOA members. There were some questions about which reports from last year have been reviewed. Rob said the new board will make a decision about posting the monthly income and expense report on the website.

The income YTD (July 31,2020) is \$49,800.41. The YTD expenses are \$30,276.95. The checking account balance is \$26,5554.74 and the saving account balance is \$88.276.74. There will be a transfer from savings to checking of the amount that was used for capital improvements.

Vern said we cannot accept the financial report until the numbers from 2018 and 2019 are verified.

Capital improvements: 2 towers did not come on at the campground. Wires were cut when the new well went in. All new wires were run from the campground building to the towers.

Rick would like volunteers to help paint at the campground. Michelle Boheim will help. The buildings on the island also need painting.

New parking permits: New permits will be sent next year when you pay your assessment. Jim Lancour had a question about his family or friends parking on the island. The parking permits are not meant to exclude your family and friends, just to exclude cars that have no connection to PPOA members. One permit per family.

Barb Wilcox had a question about Buildium. Rick said the purpose of Buildium was to automate everything. It has been set aside at this time. Barb said the board wasted over \$3,000. Rick said the board made a mistake. Nancy agreed it was a mistake.

Vern Wilcox said the last audit was 5 years ago. Did we abandon the audits? Rick would like Vern to come to the next board meeting.

Barb Clemmons and Janette Laberdie have resigned from the board. Nancy Collyard had a 1 year appointed term. Rick Tello nominated Joe Girtin. He is not here, but he said he told Rick he would accept the nomination. Rob nominated Michelle Boheim. Bill Schilling nominated Duane Schroeder-Palmi. Duane declined. Rick made a motion and Nancy Collyard seconded to accept the 2 nominations to the board. The motion passed.

Michelle Boheim introduced herself to the board.

Mary Johnson would like the board to address the problem of erosion. She would like to know how to get Island Lake designated no wake. Barb Wilcox said the culvert to the island could wash out. Wade Juntunen said that high water was the problem. Bill went to the DNR about a temporary designation of no wake. We have to get the town board to support us. He has all of the information and paperwork. Mary would like to get together with Bill. Rob Lynch said the you should not just depend on board members. The PPOA community needs to help make this happen.

Mary and Barb had problems with VRBO. Vern said there are a lot of RVs moving in.

Nancy Collyard said people should come to the board meetings and volunteer their help. Rob said we need help from everyone.

Because of the turnaround in the treasurer's office, Vern would like an audit. There was some discussion.

Vern mad a motion and Lois Kaiser-Genthe seconded that the board finances be audited by the firm that did the last audit. The motion passed. Vern will come to the next board meeting.

Vern was wondering if we could have a PPOA directory on the website. Rob said he would not do that without each property owner opting in. After discussion, Michelle will start a Facebook website for people to stay in touch. Rob will put a link to this on the website.

Bonnie Shroeder Palmi made a motion and Nancy seconded to adjourn the meeting. The meeting was adjourned at 11:20.

Respectfully submitted: Nancy Collyard