

## Resolution to Establish Rental Program

**WHEREAS**, the Potawatomi Property Owners Association (PPOA) desires to provide for the preservation of the values and amenities in the community known as Potawatomi Estates and for the maintenance of the parks, playgrounds, open spaces and other common facilities; and

**WHEREAS**, PPOA desires to rent certain common properties and the Board of Directors is charged with the duty to establish rental policies for use of the common property; and

**WHEREAS**, PPOA's current common property rental program does not generate a financial benefit to the organization. In 2021, for every \$1 cost to the rental program, only \$0.88 was returned in benefit; and

**WHEREAS**, rental program income is driven by variable national economic conditions including inflation, cost of goods, utility rates, employment shortages and COL wage increases; and

**WHEREAS**, the rental program has become a significant liability on limited PPOA volunteer staff and there has been little interest in additional volunteer contributions to the rental program; and

**WHEREAS**, the Board of Directors is charged with the duty to maintain the financial solvency of the association,

**NOW, THEREFORE BE IT RESOLVED** that the PPOA Board of Directors establishes the following program of rental policies in an effort to increase the financial benefit of the program.

1. Only members in good standing and without past due assessment balances may rent PPOA properties. The ability to use the rental program is a privilege.
2. The rental season will operate from May 20, 2022 to September 25, 2022 or when there are no longer requests for rentals, whichever comes first.
3. PPOA will rent the following common properties at the following rates:

a. Island - Lodge	\$170.00/night	2 night minimum
b. Island - Lakeview	\$140.00/night	2 night minimum
c. Island - Caretaker	\$120.00/night	2 night minimum
d. Campground site	\$30.00/night	Electricity/water available
e. Campground seasonal site	\$2,000.00/season	Electricity/water/dump
f. Campground dump fee	\$20.00/use	
4. The Board of Directors may sponsor seasonal campground agreements when approved by a quorum of Directors. In addition, the Board of Directors may sponsor a seasonal "campground host" to assist in the management of the campground.

5. The online reservation system will open March 15, 2022. After a reservation is accepted and confirmed, members will enter into a written Rental Agreement detailing additional common property policies prior to use. Use of the PPOA website for reservations is mandatory.
6. Payments must be presented as a personal or business check, or money order. PPOA will add WI sales tax to each rental. No refunds will be given upon cancellation or a no-show of reservation (any exceptions require Board action).
7. Common property rentals are required to be returned in "like-found" condition. If common property is not returned in "like-found" condition, PPOA will bill the member \$30.00/hour for services (minimum of 1 hour of service). If the bill is not paid within 60 days of the rental period, the fee will be turned over to PPOA's 3rd party debt collections vendor.
8. These rental policies will be reviewed prior to the start of each rental season.

**Potawatomi Property Owners Association Board Members:**

	Rob Lynch	
Director signature		Date

	Rick Tello	
Director signature		Date

	Michelle Boheim	
Director signature		Date

	Bill Van Vleck	
Director signature		Date

	Joe Girten	
Director signature		Date

The Secretary of the Potawatomi Property Owners Association certifies that the above is a true and correct copy of the resolution that was duly adopted at the January 15, 2022 meeting of the Board of Directors on a vote of 4 YAY, 1 NO.

Signature of Secretary	Printed name	Date