

Meeting Minutes July 19th, 2023

Call to Order

A meeting of the Potawatomi Property Owners Association (PPOA) Board of Directors (BoD) was called to order by President Bill Van Vlack at 5:02 p.m. In attendance were Michelle Boheim, Rick Tello, April Powell, Greg Powell & Ed Cordell. Absent was Joe Girten. A quorum was present. Minutes were taken.

Announcements-None

Correspondence-None

Approval of the Agenda (Action Required) Greg motioned to approve the Agenda, April seconded the motion. Voice vote taken; motion carried.

Approval of the Minutes (Action Required) Rick asked for a motion to approve the Minutes from 06/21/23, April seconded the motion. Voice vote taken; motion carried.

Membership Comments-Kevin Dunning presented the petition regarding the campground restrooms/showers. President Van Vlack explained that the petition would have to be vetted. Kevin Dunning wanted to know why the campground restrooms/showers were still not opened. Rick explained that there were several reasons why the campground restrooms/showers were not opened because of the absence of any campers. He explained that it cost Potawatomi Association money to keep them open when there isn't any campers renting to bring in revenue to justify the cost. Rick also explained that last year there were non-property owners using the showers, using the soap, paper towels, people were using the restrooms/showers all hours of the night disturbing the campers that were staying at the campground and also men using the women's restroom/showers. The restrooms/showers were often a mess and it cost the association to have the restrooms/showers cleaned. Ed explained the restrooms/showers were not closed out of spite but for business reasons. Rick stated that it's the responsibility of the Board Members to protect the Potawatomi assets/property and for all Potawatomi property owners. There are some measures that need to be added such as shower curtains, and some maintenance needs to be done to stop water from going under the wood and molding.

Dunning stated he understood what Rick and Ed were saying but that there were ways to let the property owners use it such as keypads. Rick explained that comes with a cost. Michelle explained that we could not pass out key codes due to liability reasons. Dunning stated that the restrooms/showers on the Island were full of mold and he did not want to use them nor did he want his family or friends to have to use a mold infested restroom/shower. Michelle asked why

Dunning had not brought that to the Boards attention, but rather complained to other property owners. Michelle also stated that we could use volunteers anytime to help with things that needed to be done on the Island or the campground. President Van Vlack stated he was asked how much it would cost to keep the campground restrooms/showers open at all times. If you add cleaning of the restrooms 3 times a week, garbage, power and supplies it would run around \$5,000 for the season and without any campers up at the campground. President Van Vlack wanted to know where the money would come from? Dunning stated that there is a beautiful bathroom at the campground and he can't use it. Rick asked Dunning if the Board set aside money for the remodel of the Island restroom/showers for next year, would he be willing to volunteer to help with the remodel. Dunning stated he would see what he could do. Ed would like to contact Bayfield County Health to see if they would test for mold in the restrooms.

Treasurer's Report (Action Required) Rick stated that there wasn't much change. Michelle asked for a motion to approve the Treasurer's Report, Greg second the motion. Voice vote taken; motion carried.

Rentals- Cabin rentals are picking up. The online rental process seems to be going well and we have new renters that are signing up as well as our past renters. Profit/Loss-Rentals are showing down from last year due to not all the deposits from the cabin rentals have been recorded. Rick feels that it will be close to what it was last year. Insurance for the Potawatomi Property is up from last year. It's around \$7,000. Taxes and insurance have been paid during the month of July.

Building and grounds update-Michelle and Rick received new furniture from a local property sale. They will be replacing some of the furniture in the Caretaker Cabin. They also received a new table set and will be replacing the table set in the Lodge. Also, there were many nice dishes, pots and pans, a nice cabinet that will be going into the Wannigan. The old furniture will go to the Restore in Hayward. Ed has rebuilt the door at the Lodge. Ed would like to meet Bill at the campground to go over some repairs that are needed as he is going on vacation in the next 2 weeks. Ed would like to replace the Wannigan roof after he returns from vacation, Rick and Greg will help Ed with the roof. Ed will be rescreening the doors on cabins 5 & 6.

Old Business-The Board is still discussing next steps concerning Potawatomi properties vacant lots. A survey of the land will need to be done.

Rick made a motion to have the vacant lots in Potawatomi surveyed and to have a letter included with December's Assessments sharing this information, President Van Vlack seconded the motion. Voice vote taken; motion carried.

New Business-Rick reported that Potawatomi received an invoice for the Spring chipping in the amount of \$8,000. It was double from last year's invoice due to the large amount of chipping that was done. Winter was rough and created a lot more limbs down this past season. Firewise will fund \$8,000 for the chipping. A Crossbonding Grant was set a side for \$5,000 for Potawatomi. We will send out the grant request in September to see if it is approved. A small Firewise sign will be hung at the campground. Firewise may contribute funds toward this sign.

Adjournment (Action Required) Rick made a motion to adjourn, Greg seconded the motion. Voice vote taken; motion carried.

Meeting Adjourned at 6:45pm.

Respectfully submitted: April Powell