

Special Meeting Minutes July 10, 2024(APPROVED)

Call to Order

A meeting of the Potawatomi Property Owners Association (PPOA) Board of Directors (BoD) was called to order by Bill Van Vlack at 2:00 p.m. In attendance were Rick Tello, April Powell, Greg Powell, Ed Cordell & Jen Sandstrom and Michelle Boheim. There were 14 PPOA members at the meeting.

A quorum was present. Minutes were taken.

Announcements or Correspondence -None

Approval of the Agenda (Action Required)

Bill made a motion to approve the Agenda, Greg seconded the motion. Voice vote taken; motion carried.

Though there was not a membership comment period on the agenda, Bill opened the floor to the 14 present members to speak.

Georgiann Cooper- Stated that she would like to have the board meetings/agenda posted at the Wanigan as she does not have a computer. She also wanted to know if she needed a parking pass to park on the Island. Rick stated that she would need a parking pass and he would get her that pass. Georgeann stated that she believed the paperwork she received last December was a survey, not a vote.

Nancy Collyard- Stated that the lots owned by PPOA that were lake accessed could not be sold. Rick Tello stated that one of the lots that PPOA was selling at this time was a lot that had been approved to sell back in 2009 by the previous board along with another lake access that sold back in 2009, but we could not find the votes that were passed in 2009 or any information as to how the votes were obtained. Vern Wilcox stated that he has files at his home if the PPOA board needed additional information he could help.

Rob Lynch- Stated that this Association has legal problems. He wanted to know who made the decision to sell the properties, who is PPOA's attorney and was the Board aware of the covenant on the lots. He stated that the lots being sold were dedicated lots and could not be sold. He stated that the sales of the lots would generate \$500,000 and the budget is only 17% of that amount. Rob stated that each board member could be sued individually.

Henry Grandys- Stated that there have been sand problems during heavy rain, and he believed if the lot on Island lake was sold and if someone was to build on the lot that it could effect the natural water way causing wash out.

Mary Sorensen-Would like to know what lots have sold. She stated that someone from Edina Realty had stopped by her house because his drone that he was using to take pictures for the sale of the property next to her had crashed and he wanted to know if he could get it from her property. She stated this is how she found out about selling of the lot next to her property. She told the realtor that PPOA should not be selling the property. Rick explained that we did mail out the vote to sell properties in December 2023 with the 2024 Assessments asking for people to vote yes or no on the sale of the 6 properties. Rick explained that we did receive over 60% of the yes vote to sell the properties.

Rob Lynch: Stated that trust has been lost and the 4th of July had been ruined for some due to the sales of this land. Rob stated that the sale of these lots is a violation of covenants. He again stated that the PPOA Board was in serious trouble and that the Board better adjourn this meeting and Lawyer up tonight.

Due to time constraints for the Board, we weren't able to complete the Board's Business discussion regarding Sale of properties, Chippewa Valley Bank, Projects, and Bayfield County Health Department.

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

Meeting Adjourned at 2:36 pm

Respectfully submitted: April Powell