

N. C. P. P. O. A.

MINUTES OF MEETING

JULY 13, 2016

Tom Geisbuhler welcomed everyone to the July monthly meeting.

Roll Call: Tom Geisbuhler, Mike Yeagle, Ray Mathews, Don Koberstein, Nick Bartkiw, Carolynn Snyder present. Jerry Heminger will be a little late, coming from out of town.

Read minutes of meeting from June 8, 2016. Tom Geisbuhler asked any additions or corrections. Entertained a motion to accept as read. Don Koberstein motioned, Carolynn Snyder seconded. All in favor. Aye. Minutes accepted.

Read Financials of June 2016. Tom Geisbuhler asked any questions on the financials. Motion to accept the financials by Mike Yeagle, seconded by Ray Mathews. All in favor. Aye. Financials accepted.

Tom Geisbuhler talked about Northcoast Property Management for the benefit of the audience. We received a certified letter stating they are exercising their 60 day notice of termination with us effective Aug. 31<sup>st</sup>, 2016. Tom tried to meet with them and they were not available.

Received a phone call from Jennifer and wanted to meet with them face to face to find out what the issue was. Thought is money, why they did not ask for more. Had the conversation with them. Thought we have a better way to go. Board talked and then talked with Carol Zolkowski, and she is capable of doing what Northcoast did. Would be using Quickbooks. We would get Carol insured and bonded and get her access to our banking program online. She would then be able to do everything and have all our reports ready for us on time. Just need to figure out what it would cost to do that. Then we would have a CPA do an annual audit to protect Carol Z and protect the association. Only

concern is a backup for Carol. Working on that. Board will work on that, may have a special meeting and make a decision, and most likely would be to do it in house. Should be a blessing in disguise, have had trouble with Northcoast. Questioned about an audit from Northcoast, so that they didn't do anything before Carol Zolkowski takes over. Will check into that.

Project Update: Tom Geisbuhler to call M & B, to find out about speed bumps. They have been ground down, they need to finish sealing and striping them. They cracked sealed everything on that side, but need to do sealing. Talked about the crack sealing on Northstar. Initial thought was that try to come to some consensus because Northstar has a different paving job. Will talk about doing something next year.

Conversation about speed bumps. Stated that now the cars and trailers have easier access to get over. Leaving them as is would prevent cars from speeding over them if they were smooth. Tom Geisbuhler to call M & B to try and get them to finish striping the speed bumps before the Yacht Club has their Regatta next weekend. Tom asked any update with Willis. Stated they did some of the tree trimming. Mike Yeagle then stated Vargas Concrete were starting on the corner of Streeter and Columbus with the concrete and the guardrail will be done at a later date. Once the concrete is done, checking with a couple of places for the guardrail, get prices and go with the best quote. Willis to do the French drain on Bradner and try to go ahead with that project. Tom Geisbuhler asked any questions or issues.

Old Business: Nick Bartkiw asked if Tom has seen the attorney about the liens on properties. Tom stated will get that done.

Ray Mathews asked about sending notices to people who still owe. I, Carol Zolkowski stated that yes I do send out statements monthly to the ones that still owe assessments.

Mike Yeagle stated he and Tom Geisbuhler cold patched some of the pot holes.

Nick Bartkiw brought up about little children driving golf carts. Driving concerns to somehow notify the parents. Also mentioned about some younger kids doing wheelies with dirt bikes. Will put a letter together to mail with the yearly assessments and put in newsletter next year.

New Business: Garage for Roger Nienberg. Check out about regulations. Tom Geisbuhler stated as long as he is in code of our regulations then come to the meeting and will get variance to allow him to put up a garage. Brought up about realty signs at the corner of Streeter and Columbus. Would like to have us notify the realtor to only post their sign at the property for sale. Stated by member they fixed the boat ramp dock. Talked about seeing raccoons.

Motion to adjourn. Don Koberstein motioned, Carolynn Snyder seconded. Adjourned 7:51pm.