

N. C. P. P. O. A.
MINUTES OF MEETING
SEPTEMBER 14, 2016

Tom Geisbuhler welcomed everyone to the September monthly meeting.

Took Roll Call: Tom Geisbuhler, Mike Yeagle, Don Koberstein, Nick Bartkiw, and Carolynn Snyder present. Ray Mathews and Jerry Heminger had excused absence. Carol Zolkowski is on a cruise.

Read Minutes of meeting of July 13, 2016. Tom Geisbuhler asked any additions or corrections to the minutes. All in favor of accepting as read. Aye. Minutes were accepted.

Read Financials of July 2016. Tom Geisbuhler stated there is a \$56.00 charge from McKean, we were named in a suit against a new house on Toledo St. on the curve, left hand side, Carolynn stated owner is Carpenter, the bank has foreclosed and Carol Zolkowski checked and there assessments are paid up for 2016. This is just a notification. Tom Geisbuhler asked any questions. Motion to accept as presented by Carolynn Snyder and seconded by Mike Yeagle. All in favor. Aye. Financials are accepted.

Tom stated he met with Northcoast and talked through the issues, one owner did not realize all they were doing for us. They should have contacted us. Thought they were being micromanaged by our current secretary. We have another program ready to go. Need this relationship such so as in six months or two years from now that if we decide to come back to you, then you'd be willing to accept us as a customer. Responded they certainly would. Carolynn stated Carol Zolkowski will be authorized to write checks, but not sign, make deposits, use debit card for purchases, etc. Tom also stated that there will be no realtor signs at the corner of Streeter and Columbus. Will only be at the house for sale.

Tom Geisbuhler stated that met individually with the trustees and made a decision to hire Carol Zolkowski as treasurer. Researched what was paid by last Secretary/Treasurer. Decided to pay \$200.00 a month as Secretary, and \$200.00 a month as Treasurer starting Sept. 1st, 2016. They all agreed. Motion to hire

Carol Zolkowski as Secretary/Treasurer starting Sept. 1st, 2016. Motioned by Don Koberstein, Mike Yeagle seconded. All in favor. Aye. Had to buy new version of Quickbooks. Talked to our Insurance agent about bonding process. First thought simple. Main insurance does not insure Treasurers. Found another group and rec'd application to fill out. One thing have to prove is our last audit. We have not had a CPA audit in recent enough time to qualify for this. So brings up the topic when we should do an audit since we were parting with Northcoast or we are so close to the end of the year wait till year end and hire a CPA and audit all of 2016 and then in Jan. fill out the application and get Carol Zolkowski bonded. Need to find out what the board thinks. Open discussion. Our fiscal year is Jan. 1st to Dec 31st. Tom suggested we don't have much risk waiting, to go ahead and hire a CPA to do a complete 2016 year audit, fill out the application and get Carol Zolkowski bonded in January. We have a CPA that does our taxes. We have questions whether we should use our guy that does our taxes to do the audit. Carolyn to call our CPA and find out these questions. Tom will check with the insurance company. Get some input and make a decision at October meeting.

Tom Geisbuhler stated he dropped off to McKean's office a list of liens totaling 9 liens and one person will have 2 liens against since they own two properties. Liens totaling \$11,513.00. Proceeding with and will cost on average \$600.00-\$650.00 a lien. Was put in budget this year to do.

Matt Manly talked to Tom Geisbuhler. He is building another house on his property. He went to get all permits. Tom stated to Matt Manly if he is assuming all costs for this venture we are ok. Are there any comments from any other trustees? Would water, gas, and electric be underground? Talk with trustees about this situation. Do we want to give him an easement? Further conversation with board. Will talk with McKean to get recommendations. Will go from there.

Tom Geisbuhler stated we budgeted and okayed the guard rail for Streeter/Columbus as long as it wasn't over \$3,000.00. Price came in at \$2,850.00. People said they were really busy and wanted a check for half to get us on the schedule to get it done in September so based on that Tom Geisbuhler told Carol Zolkowski to write the check to get us on the list. Motion it was ok to get check for half down by Mike Yeagle, seconded by Don Koberstein. All in favor. Aye. Get that into record.

Projects Updates: Guardrails hoping to get done this month. Trimming Northstar bank. Matt Manly stated they stopped trimming because it was falling into canal. Make another attempt when water freezes so the trimmings can be picked up off the ice. Trying to get ahold of Willis/stated been very busy. Mike Yeagle stated stoning on Bank of Columbus in last year's budget if gets bid of \$2,000.00 will give the go ahead. Also to stone end of Tiffin and pull back on Cleveland. Gave go ahead on that. Do not have written contract with Willis. Other contractor will be notified if not needed.

Old Business: Don Koberstein brought up about the motorbikes. Took care of the next day. Will have the letter sent to all members with their dues next year. Also talk about it at the annual meeting.

New Business: None

Tom Geisbuhler brought up about the speed bumps on Streeter. We had them ground down and he has had comments. More positive than negative. Read chain of e-mails. Brought up about light out on Toledo. Will call Ohio Edison.

Sent out thanks about moving the dead tree on Streeter. Talked about sending out welcome packets to new members. Will be putting Plat #'s on website. Need to form a committee to get restrictions updated, hopefully at annual meeting. Carolynn Snyder stated to move \$1,000.00 from boat ramp to insurance. Also to clean up negative balances on AR aging summary.

Entertained a motion to adjourn. Mike Yeagle motioned, Carolynn Snyder seconded. All in favor. Aye. Adjourned 8:00.