

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

MONTHLY MINUTES

MARCH 8, 2017

Tom Geisbuhler welcomed everyone to the March meeting.

Took Roll Call: Nick Bartkiw, Tom Geisbuhler, Mike Yeagle, Jerry Heminger all present. Carol Zolkowski, Ray Mathews, Don Koberstein and Carolynn Snyder all have excused absence.

Nick Bartkiw read the Minutes of November 9, 2016. Tom Geisbuhler stated that with the David Strickling project that it is his responsibility to communicate and get proper permits. Tom Geisbuhler asked any other corrections or additions. Will accept motion to accept minutes as amended. First by Mike Yeagle, seconded by Jerry Heminger. All in favor. Aye. Motion carried.

Read Financials of February 2017. Tom Geisbuhler asked any corrections or questions. Will accept motion to accept. First by Jerry Heminger, seconded by Mike Yeagle. All in favor. Aye. Motion carried.

Tom Geisbuhler gave an update of the blocking off of the Bradner Blvd. for the NCYC game feed. Decided that at this time the ground was too soft for parking so will be taped off.

Brief update on the Audit/Bonding of our Treasurer. Tom Geisbuhler is handling and will have to get another application and find out various steps ranging in money for what level we would use. Will follow thru with this next month.

Tom Geisbuhler updated about the David Strickling project. One neighbor sent a contentious letter to the board. Member not reclaiming any new land was trying to add to his property that had washed away from erosion and his adding in turn is causing a problem with the stub canal. He got drawings and Molnar started then found out never talked with EPA. They ended up having him put back what he did not have permits. Resubmitting again with drawings. Corps of Engineers is trying to find a way to fix this bank. We now got a complete packet and they have approved his drawings and now given permits to do it. Weather permitting

will start this week. Corps of Engineers will be inspecting and overseeing this project.

Trustees over the last week have driven around and looked at what we think are some projects we should look at for this year, then will except input from other trustees for other projects. Crack sealing is being done on west side of Streeter. Things that were noticed: Restoning of the east bank of the center canal coming into the yacht club. Get a price to restone to the end of the point and around the point. Will decide after pricing how far out will restone. Also restoning the end of the canal between Wayne and Risingsun. Had a contractor with at the time and will have quotes coming in. Give a ballpark price to restone that bank. Need small amount stone on the south end of the furthest west canal. Price coming for that. Price to tear out and replace existing boat dock. Minor project, our mowing guy was concerned on the hedge row on Findlay and there is low brush would like to cut out. Getting price. Some of the guardrails need to be painted. Find cost for that. Redoing all streets signs so as to be copasetic. Tom asked about any other projects. Bring up some of these things at the annual meeting.

Mike Yeagle brought up that this board has been proactive in maintaining the common areas, thus hopefully people will recognize that and can apply upon themselves. Are addressing all common area banks to be maintained from a weed standpoint. Getting pricing on that.

Budget: Saved a lot of money this year. Budgeted \$70,000. Spent \$50,000. Went over the list. Trustees need to think about so as to present 2017 budget at the May meeting. Conversation about foreclosures and previous bad debts.

Tom Geisbuhler has Jerry Heminger talking to John Hagerman who in turn is stating that he should not be paying assessments for the property he bought at 725 Toledo St. We are stating we believe property is in the association. Checking into this.

Received a very nice letter from John Swabley who lives on W. Wayne St. stating that he has the time and work ethic and capabilities to help with any projects in the community. On behalf of the board we thank you for that. Need volunteers for committee for deed restrictions.

Talked about Hagerman property lot on Toledo St. For where this property is Jack Zimmerman stated it is in the association. He would owe association assessments.

We received a letter from Wilber & Wilber who received a letter from Jeff Webb. At some time he sold his property and believes the lien was paid. Will check this out.

Tom Geisbuhler asked any Old Business. There was none.

Any New Business: Go Carts, Motorcycles. Question on how to put a stop to young kids driving these. Tom stated to follow and go and talk to the parents. This is an issue within the community. Tom Geisbuhler asked any other new business.

Cerino-Cenin brought up about building a garage. She stated each plat should have their own approval form. Her neighbor would not sign the approval form she was given. Tom stated the approach we have taken is to look up the restrictions and if fringe on any of those we ask to bring to the board and have us look at them get either neighbors to sign off and present to the board. Getting proper county permits you have nothing to worry about. Okayed with our deed restrictions. Stated she was good to go.

Tom Geisbuhler entertained a motion for adjournment, moved to adjourn by Mike Yeagle, seconded by Nick Bartkiw. All in favor. Adjourned at 8:22pm.

Next meeting second Wednesday in April.