

N. C. P. P. O. A.
MINUTES OF MEETING
AUGUST 9TH, 2017

Tom Geisbuhler welcomed everyone to the August monthly meeting.

Took roll call: Tom Geisbuhler, Jerry Heminger, Mike Yeagle, Ray Mathews, Don Koberstein,Carolynn Snyder, and Nick Bartkiw were all present.

Read minutes of July 12, 2017. Tom had one change. Price is only on West Canal Street. Mike stated it's a maple tree not a willow by the boat ramp. Garage is on the lot not the island. Property across from the ramp for stoning is only one the Whitehead property. Entertained a motion to accept as read with corrections. Mike Yeagle motioned, Don Koberstein seconded. All in favor. Aye. Accepted the minutes.

Read the financials of July 2017. Tom stated about transferring the money to a new CD. Need to arrange for Jerry, Tom and I to go to bank to sign. Stated our AR list is dwindling. Good input for a big chunk to get paid for. Entertained a motion to accept the financials as read. Don Koberstein motioned, Jerry Heminger seconded. All in favor. Aye. Motion carried to accept financials.

Tom Geisbuhler stated about the Bronson property. Received a letter from McKean that sheriff sale had been cancelled and input means there is some movement in negotiations to get the bank taken care of. Received another letter for another sheriff auction on August 25th and another in September. Have a lien against this property.

Street sealing: Last month did not do W. Wayne and Elmore. Decided that we should keep one whole half done at a time. Got a price for W. Wayne and Elmore. Get them all done and be back to having the other side next year. Makes it much easier to manage. Don Koberstein motioned to have this done. Mike Yeagle seconded. All in favor. Aye. Motion carried. Will call Tim to go ahead. Cost \$3,390.00.

Garage: Hugo went back and forth with Virgene Barkley. She is paying for dumpster and Hugo tore down himself. Still a tree issue on the island. Bid of about \$1,500.00 just to cut down, no way to remove off the island. Looking into legality of what we are able to do.

CPA review: In process. Get it together and Jerry, Tom and Carol meet with him have questions how we would make entries for things decided we were going to write off some assessments as bad debts. Advised by Al McKean. Will find out correct journal entry. Hopefully in the next month or so.

Canal Bank Update: Mike Yeagle stated by the end of August early September will have canal bank work that had been talked about.

Tom Geisbuhler, Don Koberstein, and Mike Yeagle went down to Kevin Limbert's to check out his floating docks. Look very nice. Thought is to probably get pricing to go ahead to get and install. Will continue to go step by step and look at options and work thru.

Old Business: Lee Hoffman to put his suggestions in writing about golf carts. Carolynn stated about getting quote for painting the guardrails. Mike Yeagle said he would get the paint, Carolynn stated she has students that need to do community service to graduate so she will have them paint the guardrails.

Update on the Street Signs: Signs go back to back. Had a sample at the meeting. 2"galvanized posts. Will order tomorrow.

Tom Geisbuhler stated that over the last few years our community is really starting to look a lot nicer than it did 5 yrs. ago. You are all to be commended on that. Pride in fixing our properties. We continue to hear from realtors that people really wanting to move back here.

Carolynn Snyder stated about the common areas. She had maps, those with house numbers and those with lot numbers. There are work lots East side at the end of W. Wayne, the end that goes out to the water on Streeter (Sunset Point) and the circle in the center of Toledo, and the island in middle on Northstar. On the west side Fostoria has two work lots at the end both sides of the street, then all along Columbus Street to the south, and all along Findlay to Portage Cove. These are areas that should be mowed by Erie Shores.

New Business: Mike Yeagle questioned the AR list. Have liens filed on ones that owe a lot of money. Bob Matecki brought up about on Northstar leaves growing on the banks. Told Jerry Heminger. He had talked to someone about this. We do have a complaint form that we could send to any property owners that need to reply to these complaints. Will continue to address with owners on Northstar. Carolynn Snyder brought up about trustee's job description that we shall set the rate of assessment for each year based on what we feel to accomplish the goals and objectives for each year. Assessments have not changed for 5yrs. talking with board members. Have not had any major expenses. The board has the right to vote to transfer from the general account to the Canal account. Would only be as a loan. Take a look at some point putting a higher percentage in, but not lower the rate of assessments. I stated the 33 1/3 has not been transferred to the Canal Fund as of yet. Trying to find out which property owners don't pay Canal Fund. Will get this done when I find out before the end of the year. Continued talking about other things that we would need the money to repair roads, etc.

Entertained a motion to adjourn: Don Koberstein motioned, Ray Mathews seconded. Adjourned 8:05p.m.