

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

MINUTES OF MEETING

APRIL 25, 2018

Will dispense with the minutes and financials.

Tom Geisbuhler stated that we lost a good member of this community. Merlin Hoodlebrink. He and Tom had been friends since they were six yrs. old. Our condolences go out to his family.

Roll Call: Carolynn Snyder, Tom Geisbuhler, Jerry Heminger, Mike Yeagle, Don Koberstein, Nick Bartkiw all present. Ray Mathews absent.

Couple little things and the main issue is to work through the 2018 budget to present at the annual meeting.

Tom was given some drawings from Dave Strickling who wants to put a building up that will enclose his existing trailer and add a small garage. Thinking some of it might be an issue with height restrictions. Will look into this and discuss. Also had a call from Robert Arth who bought Kim Taylor's house and wants to put up fences. Told him it would be nice to come to the board. Will hopefully come to present sketches at the monthly meeting. Continued to talk with community about building issues. The Toledo turn around to be finished soon. Talked about this problem also. Street Signs: Jerry Heminger has all the signs and is missing some clips to hold the signs up. Wanted to wait till issue with gas lines and water lines so going to pull out the old posts and put new ones in the same spots. Need volunteers to help. Another issue is that John Swabley suggested that we call the dog warden to come to this meeting and then our annual meeting. He asked John Swabley to please do this and invite her. He was unable to contact her. Could still invite her. Having complaints from a lot a people about others dogs. Will tell John to get this organized when he can. Bob Young brought up about driving faster than should with jet skis, boats, etc. in our canals. Will have that as topic at the annual meeting. Lee Hoffman will also get together a presentation at the annual meeting about golf carts. Deed Restrictions: Jerry Heminger stated that the intent is to have a draft copy of what the committee has brought together and present it at the annual meeting and allow everyone to review it before we actually send it out for a vote. Tom Geisbuhler stated that we are not trying to enforce this we

want to communicate and want to continue to recruit people to be on the positive side of this to go sell it to the community. One of the things we won't do is go through line by line, but want to give a little history of why this is so important for this community to have for every property owner. In the fall there will be another meeting to discuss. Member spoke up about replacing his sea wall. Stated his neighbor needs repairs to his. If there is an issue we sure will address it.

Moving on to the Budget: Board sales pitch is that money didn't all get used. We were \$27,000.00-\$28,000.00 under spending that was allotted for 2017. All of our roads are in good shape and our banks are too. We are looking at approaches to upgrade the boat ramp. Questioned on to either take the docks out each year or to upgrade to permanent docks to not have maintenance each year again to do in our lifetime. Will look into further. Went line by line on the budget sheet. Ended with total proposed budget of \$79,850.00. Try to talk with Wadsworth to get numbers for the boat ramp. Will present to the membership a budget of \$79,850.00 for next year which includes \$47,000.00 for sheet piling the boat ramp. For the annual meeting will talk with John Swabley putting him on the agenda for the dog catcher, Bob Young on the agenda for ODNR, and Lee Hoffman on the agenda for golf carts. That will start that process and continue from there. Talk about the deed restrictions and give the history of why this is needed. Are there any other major issues to be addressed at the annual meeting? Nick Bartkiw brought up about Anderson's back hoe on his property. Tom stated we could send him a letter, which he will ignore, send another which he will ignore, we can spend some money and take him to small claims court, which will cost us money, get a judgment that tells him to remove it, which he will not remove. So then we would have to go back to court and have him held in contempt of court, which then he would be given a fine by the court system. So that process takes six months and roughly \$2500.00. Not saying we shouldn't do it. Or if there is some interest of other neighbors buying his property, then go into the court idea. Will address this further. A member of the community asked about adding three blue spruce on her property. There are deed restrictions and they also need to find out agreement with any neighbors. Will follow through to find out all measures.

Tom Geisbuhler stated this board and as residents have some obligations to try and build for the future of this community beyond us because a lot of us have

children and grandchildren that are going to wind up with properties up here. I think it's the right thing to do. Asked any other issues. Brought up about junk cars and other things. Will bring up at the annual meeting. Even though we have deed restrictions we are not the policeman. So we have a torturous path to go through to try to enforce things. We need to recognize the process. With new deed restrictions we now have solid ground to stand on. People sometimes forget these deed restrictions for the most part are part of your actual deed to your properties. If you choose to violate the deed restrictions and go around the board and do your thing, you may at some point when you go to sell your property when they do the due diligence and find out things done that weren't legit to the deed restrictions, the title company may choose not to insure that title and you may have a property that you can't sell. People need to understand all these possibilities.

Motion for adjournment. First by Carolynn Snyder. ? if seconded. Adjourned 8:35pm.