

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

MINUTES OF ANNUAL MEETING

MAY 7TH, 2017

Tom Geisbuhler welcomed all to the May Annual Meeting 2017.

Asked if any new property owners. Members stood up and introduced themselves. Welcomed all to Nugent's Canal Homeowners Assoc.

Gave a hanging flower arrangement as the Boards token of appreciation for Carol Zolkowski.

Took roll call: All present.

Read minutes of meeting May 1, 2016. Asked any additions to minutes.

Entertained a motion to accept as read. Motioned by Mike Yeagle, seconded by Jerry Heminger. All in favor. Aye. Minutes accepted as read.

Started the meeting with Tom Geisbuhler telling me to present the elections for trustees. Stated that we have Nick Bartkiw for Bradner & Fostoria, Mike Yeagle for Tiffin & Findlay, Don Koberstein for Canal, Elmore, & W. Wayne. Asked for any other nominations. Entertained for a motion to close the nominations. Did not hear who first and was seconded by Steve Hathaway. All in favor. Aye.

Nominations closed. Anyone that has not voted please raise your hand and we will give you a ballot. Need a couple of volunteers to count the votes. Will give the tally later on in the meeting.

Read the Financials of May 2016. Any comments. Talked about interest. Carolynn stated it is just for a general checking account. Canal Fund is just a savings account. Entertained a motion to accept financials as presented. First by Joe Zawislán, seconded by Steve Hathaway. All in favor. Aye. Financials are accepted. Tom Geisbuhler stated the ending balance we can all agree the state of our community is pretty healthy.

First step getting into the budget. Will walk through the projects. Crack sealing Streeter and East, next year to the West. Price quoted two years ago and they are sticking with it. Next major project is stoning east bank of middle canal. Another is stoning the end of the canal between Wayne and Risingsun. Next is mowing the

east bank of the Northstar canal. There is small amount of stone needed at the south end of the furthest west canal. Some of the old street signs rotting away so Jerry Heminger looking into replacing them. Sample was shown. Tom Geisbuhler asked if anyone has any problem with that. No response. Our lawn mowing vendor stated that he is having problem with low brush on Findlay. We will take care of that. We are looking into replacement of the existing boat ramp dock. Can't do till late in the fall for the water to be down. No quotes yet. Will be looking at various ways. Will be pulling some numbers together to find a plan that works.

Tom Geisbuhler stated that we spent only \$53,000.00. We are good stewards of our money. Think we got our money's worth and made some improvements and projects to make the community look better. Want to do that again this year. We will have all of our roads back in shape and the canal banks restoned. We as an association have common ground which is maintained by the association. Individual property owners are responsible for their own banks. Tom Geisbuhler asked any questions.

Went line by line on the budget sheet with the community. Entertained a motion to vote on the 2017 budget. First by Genny Koberstein, seconded by Paula Young. Motion made to vote. All people eligible to vote that are in favor please raise your right hand. All opposed please raise your right hand. After counting, in favor 40, opposed 0. Thank you all the budget has been approved for this year. The board would like to thank you for your support and our comment to you is that we try to look at every decision that has been made and will be made by the board thru the eyes of what's best for the overall community.

Raised question about the cost of dredging years ago. Will look into. If we don't have enough money in the Canal Fund then we would borrow money and assess to property members.

Tom Geisbuhler stated that we had 40 votes but only 13 signed in for the meeting.

Please remember to sign in if you didn't.

We have hired our CPA to do a level 1 review of our books because we changed from Northcoast to Carol Zolkowski as our Treasurer. What that will do is insure

that everything is in good financial order not only for the association but also to make Carol feel comfortable. Then we have an application to fill out with that report to give to our insurance people to have Carol bonded. Which is just an insurance that she won't run away with our money. Best interest for everyone.

Get more serious this year. We've already updated the By-Laws. It is long past time that we as an organization go thru and update our restrictions. Best way to handle is not to have this board do it but to have individual committee members represented one by each board members territory. Would like to get that committee together. Each board member will come up with a volunteer. To get this accomplished to present to the board, then to the attorney, and get a mailing out so all could look at it and then would have a community vote at our annual meeting next year. This could be an ideal time frame. Will try to see if we can do this. Talked with the community about any issues.

Some of topics that happened over the winter with vandalism in the community. Destruction of mailboxes, stealing mail and throwing it in the woods. Don't know it had been reported. Some certain individuals put up video surveillance in those areas. Anyone that sees something call the sheriff. Kids on golf carts. Most of us don't want to ban kids on carts, just don't want anyone to get hurt. So if there is a problem parents need to be let known of what is going on. Communicate with who would be involved. Had complaints last year about fishermen on the banks that no one knew, common areas that were not close to anyone's property. If you have guests they are ok to fish here but should not be on anyone else's property.

Ballots counted: Nick Bartkiw 13 yes- 0 opposed, Mike Yeagle 12 yes-0 opposed, Don Koberstein 8 yes-0 opposed. Congrats.

Old Business: Dogs. There are some new people that are letting them run free. Also not cleaning up after they are having their dog pooping in others yards. That will be personal issues between neighbors. Cats are another issue.

New Business: Steve Hathaway. Crack sealing was not a good job, spot that needed to be fixed. Northstar texture paved in a different mode. They did the best they could. Been 30yrs. since they had been paved. Somewhere down the road will probably have to repave our roads. Asked about our AR list. Tom Geisbuhler said that the board has been working on it with Carol Zolkowski. Have

gotten it down from what it has been in years. After 60 days from April 1st Carol assesses finance charges, mailed out to all who have not paid. Brought up about a sign for the entrance into Nugent's Canal. Need guidelines. Will look into. Correct signage at entrance.

Protocol for people that don't cut their grass. Notify your trustee, their job is to contact that owner, and send them a letter to that effect. Not addressed in 30 days we will have it cut and send them a bill. Problem with that is the association gets stuck with it.

Next meeting will be Wednesday May 10th, 2017. Will address additional issues then.

Tom Geisbuhler stated that on behalf of the board, we appreciate your support and he stated we have issues that we need to be aware of, but let's be proud of our community. This community has made great strides over the last 10-15 yrs. from what it used to be.

Garage Sale June 23rd, 24th 9:00-4:00pm

Entertained a motion to adjourn. Adjourned 2:41pm.