



APPROVED

Potawatomi Property Owners Association (PPOA)
Monthly Board of Director's Meeting
Saturday, August 31, 2013

Board Members Present:

Greg Roman, Jeff Brittan, Tom Jacobson (Prior Board of Directors)
Vern Wilcox, James (Jim) Lancour, Nancy Collyard, Roberta (Bobbie) DeLizio (Present Board of Directors)

PPOA Members Present:

There were approximately 20-24 PPOA members present. No attendance sheet was sent around.

Meeting was called to order by Greg Roman at 9:00AM @ the Wanigan

Minutes:

Secretary Tom Jacobson read the minutes from the annual meeting that was held on 8/24/2013. PPOA members approved the meeting minutes. PPOA Member Names are not noted and there was not an attendance sheet passed around.

Financial Report:

Dawn Pittman was not present. Prior President Greg Roman said to use her report from the annual meeting that was held on August 24, 2013 at the PPOA Campground.

Caretakers Report:

Caretaker Jeff Brittan resigned as the PPOA Caretaker and as the PPOA Board Member. He turned in his keys, telephone for reservations and a bag of miscellaneous items.

New Business:

(A.) Installation of new officers

The people listed below were elected at the annual PPOA meeting for 3-year terms and were appointed to the following positions:

Secretary & Board Member= Nancy Collyard

Treasurer=Roberta (Bobbie) DeLizio

Vice-President=James (Jim) Lancour

The President was then elected

President=Vern Wilcox (1-year term left to be on the Board of Directors)

Discussions/Concerns:

- **Greg Roman resigned as a Board Member**
- **Culligan Water Softener System:** Prior President Greg Roman informed the new PPOA Board that he made an executive decision to buy a \$3000 Culligan Water Softener System for the PPOA campground after the Annual Meeting held last week. He stated he made the executive decision to have a check written to Culligan and the Culligan System was installed at the campground the week between the annual meeting and the August 31, 2013 meeting of the installation of the new officers. Greg stated part of the money he included in the \$3000 check was the \$1700 of the donated money

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from PPOA members this year. Board member Nancy Collyard questioned whether Greg Roman was a valid Board member at the time of the Culligan purchase. Tom Jacobson was asked for the minutes of the special meeting when the decision was made that the Culligan Water Softener system was to be purchased for \$3000 rather than lease for \$50/month. Tom Jacobson stated he was told NOT to take minutes of that meeting. Tom Jacobson has agreed to type up the Special Meeting minutes.

- **Rentals**-discussions were held on who was using the island? Owners; guests; others
- Vern Wilcox stated rental agreements and receipts should be given to all people renting at the island or campground
- **Tom Jacobson resigned as Secretary** and resigned from being on the Board because of work commitments. Volunteers were then sought for two positions on the Board to replace Greg Roman, Jeff Brittan and Tom Jacobson. It was decided to only replace two positions because of the bylaws that state that the Board of Directors should consist of six members.
- **Vern Wilcox appointed Mary Sorensen as Secretary for a 1-year term.** Nancy Collyard nominated Mary Sorensen as a Board member; Roberta (Bobbie) DeLizio seconded the motion. Vern Wilcox asked Nancy Collyard to step down from the secretary position and asked Mary Sorensen to be the secretary because of her experience. Mary Sorensen said yes.
- The **town ordinance on ATV's** was brought to the attention of the Board because the map that was distributed at the annual meeting was missing many roads.
- **All new Board members introduced themselves**
- It was **questioned whether PPOA is a "non-profit" or "for-profit"** corporation-there were varying opinions and it will be looked into further
- **PPOA Island Buildings are registered in the State Historical Society** and certain guidelines need to be followed, e.g. cannot replace windows with new style windows because they have to keep their historical image. Greg Roman asked Butch Wellhaven to verify that the Island is a historical place and Butch said the Island is registered as a Historical place and there are no state regulations binding the building maintenance
- **Are all PPOA buildings up to code?** Cannot rent out buildings if they are not in good repair. When you remodel vs. repair, the building may have to be brought up to code.
- **Board of Directors Liability Insurance** bids had been solicited, but nothing had been purchased. The new board will have to follow up on this. Greg Roman said prior bids were estimated between \$800-\$1,000 through Mertz-Rookey & Holden Insurance Company.
- **Financial Records were not turned over from Prior Board:** Vern Wilcox asked for the financial records, checkbook, debit card and list of PPOA members to be turned over to the new board. Greg Roman refused to turn any of the above over. He stated the books were being audited and it was a

secret who was in possession of the financial records. He said the new PPOA Board will get a copy of the audit and the rest of the financial transactions, debit card, checkbook and PPOA membership list would be turned over when the audit is complete.

- **Greg Roman stated that PPOA is broke.** Mary Sorensen questioned how the new Board can operate without the financial records and maybe we should consider shutting down operations until we have those records. Discussion was had and Vern Wilcox stated the new Board may have to take legal action to get the financial records back so we can continue operations. He also stated we should bring the financial records to an outside auditor. A PPOA member asked if the family they had staying presently on the island would be kicked off and the Vern Wilcox told him no. The Board will do their best to deal with any other people renting the rest of the month. Jeff Brittan then gave Vern Wilcox a piece of paper with some names of people that would be renting on the island and he also gave him a check.

Comments:

- Mary Sorensen commented she was told that a **Prior PPOA Board Member threatened to bring a gun to the meeting on 8.31.2013** and then she asked if that is why the police showed up at the meeting just before it started today. Greg Romans stated he did not know about any of the prior PPOA Board of Directors that made that statement and that he called the police because of the tension at the annual meeting amongst PPOA members the week before.
- PPOA member asked the PPOA Board to **remind Firewise Chippers to go down Pine Chip Drive** on September 14, 2013. Vern Wilcox said he would see that it was taken care of.
- Newly appointed Board members commented that the **new Board Members will be looking for solutions to not close everything down.**
- PPOA member asked if a **contract could be made that people could sign so nobody would sue the members of the association** in case of an accident. A question was raised if signage would help on the island stating that people are using facilities at their own risk. Discussion was held that signs and waivers would not be able to be enforced in this day and age.

ADJOURNMENT:

Vern Wilcox made a motion to adjourn the meeting at 10:30AM to go into a special session to start discussions on getting back financial documents. Nancy Collyard seconded the motion.

Respectfully submitted by Mary Sorensen