

JIPOA DECEMBER TRUSTEE MEETING MINUTES - December 5, 2009

TRUSTEES PRESENT: Bruce Libey, Todd Kroehle, Skip Morrisson, Jim Krueger, Dave Klugman, Vickey Carey, and Andrew Ebner. Gary Zdolshek, Tom Kowalski, and Jim Miller were excused. Bruce called the meeting to order at about 9:05 am.

The Board expressed its support and prayers for Tom Kowalski in his battle with cancer.

Todd made the motion to approve the October minutes, seconded by Jim Krueger, all aye.

Legal: Liens have begun to be filed on past due properties beginning with those under structured court ordered settlement. The Board encourages all owners with outstanding dues to pay the past due balance or contact Bruce to arrange a payment plan.

Treasurer: A discussion was held regarding this position. It has become apparent and the Board confirmed that the ongoing bookkeeping requirements of the JIPOA need to be performed by either a full time resident or outsourced to a bookkeeping service on an as needed basis. The names of several services were raised and will be examined for their cost and viability.

Any Property Owner in JIPOA in good standing who would like to help out is welcome to apply. The tasks are straightforward and center around the two main activities of paying bills and collecting and posting the dues payments. It would be strictly a clerical function and the individual would have their choice as to whether or not they would like to be considered for appointment to the Board's vacant position. Anyone interested may contact any trustee.

Andrew reported that dues invoices will be going out in a week or two. The timing has been pushed back to later in the year to eliminate the tax liability on revenue received prior to the year's end. Dave mentioned that the RC has non-taxable status and that JIPOA should pursue this status, possibly by contacting the RC's accountant firm.

Bruce made the motion to pre pay a portion of JIPOA's 2010 Road Commission assessment. The underlying reason is to reduce our tax consequences for 2009 to zero. The exact dollars will be dependent upon a final review of JIPOA's end of year tax liability. Andrew seconded the motion, all aye.

Trustee Vacancy: The Board currently has one vacant position. As no one has indicated a desire to fill the position, the Board will continue to operate in its current capacity. Again, the Board welcomes and encourages any Property Owner in good standing to contact any Trustee if they wish to be considered for appointment to the Board.

Trash: Dave Klugman has continued the overhaul of the trash service contracts started by Jerry Thompson from the last Board and has gone above and beyond the call of duty in soliciting and analyzing bids for service for the coming 2 years. After receiving the rates, it appears that the current provider is the low bidder and probably will retain the business. Dave worked out a schedule that optimizes the number of dumpsters present to between 2 and 4 dumpsters, depending on the time of year and expected island activity. The projected savings for 2009 over

2008 will be approximately \$7000 with another decrease in cost expected in 2010. It was suggested that the service changes for increasing or decreasing the number of dumpsters be reduced to simplify the management of the process. Also, this change would not add a significant amount of cost, but it would reduce the potential of being caught without enough capacity. The dumpster schedule will be monitored to insure adequate service at the best cost.

There are some unfinished terms still need to be worked out. These include when new pricing will take effect - Dave will ask for it to begin on 1/1/10 rather than 5/1/10 to take advantage of the new lower costs; the pickup scheduled - Monday and Friday are preferred with no "middle of the night" pickups; and the length of the contract should be through August of 2011 to coincide with the annual meeting. Dave will be in contact with Allied to work out those details.

The subject of surveillance of the trash area will be addressed in 2010.

Todd made the motion that the Board authorize Dave to negotiate and finalize the trash contracts on behalf of JIPOA, Andrew seconded, all aye. The Board joined Jim Krueger in thanking Dave for his thorough work on this project and for saving JIPOA a great deal of money.

Road Commission: Dave reported that Tom said the toll gate revenue was at \$19,500 year to date which will put the year's total at about the budgeted figure of \$20,000.

Some remediation work will be done on the causeway next summer as recommended by the engineers.

A construction phase on the roads is planned for next summer with the preferred location selected. The RC will be spending time over the winter contacting adjacent property owners to ask for consent to allow drains to be installed between lots out to the bay. Where consent is given may dictate what portion of the road is rebuilt. The communicate agreement the RC is using does not create an easement as that would affect construction setback lines. All the information of construction phases, the drainage plans, the consent agreement, and other details is available on the RC's website, www.thejirc.com.

Clubhouse and Grounds: Bob Hruska has already winterized the clubhouse for the season.

Apparently, a portion of the roof needs more attention due to some problems encountered during the installation. Jack McIver has provided a temporary fix for the winter. The contract will be reviewed to determine if the contractor has some responsibility for the problem and a remedy will be pursued when weather permits next season.

The clubhouse is currently rented for two events next summer. Anyone wishing to reserve and open date should contact Vickey Carey at 614-888-2744 or vickeycarey@hotmail.com. The RC has adopted the policy that persons renting the clubhouse can choose to have the gate opened for a period of time for a nominal fee. Otherwise, the gate codes have been published for the entire season so that it can be passed on to guests in advance.

Bruce reported the legal and budgetary folks continue to assess island needs and clubhouse expenditures with the aim toward a fair and responsible budget structure for the clubhouse. The goal for 2010 remains securing a funding stream which sustains reoccurring expenses while allowing for some flex regarding future needs. As with trash, taxes, and insurance we are looking for the most cost efficient method of dealing with JIPOA assets.

Building and Permits: Bruce stated that he has given out one building permit since the last meeting.

Social: The Johnson's Island Winter Dinner is coming on January 16, 2010 at Sandusky Yacht Club. As a convenience to the Social Committee, JIPOA will forward a check for a deposit for the event which will be replaced with the event's revenue.

Legal New Business: Bruce reported that last week, he met with the BHOA Trustees regarding their planned recreation center. They were interested if JIPOA would be interested in a reciprocal arrangement where JIPOA Property Owners may have a choice to access to their facility in exchange for their Members' use of the JIPOA clubhouse. For those who made the choice, JIPOA Property Owners' participation would be to cost share in some portion of the annual maintenance of the facility. This issue is just a concept and is raised for discussion purposes only. The Board felt that much more information is needed before it can reach a consensus recommendation and left the subject open for future discussion.

There being no further business, Vickey made the motion to adjourn, seconded by Andrew, all aye.

Respectfully submitted,

Todd Kroehle
JIPOA Secretary