

Papakeechee Protective Association (PPA)
Annual Meeting

President, Steve Herendeen called the August 16, 2014 Papakeechee Protective Association Annual Meeting to order at 09:02.

Roll Call:

| | | | |
|----------------|-----------------|-----------|-----------------|
| President | Steve Herendeen | Treasurer | Sally Whitehead |
| Vice President | John Hart | Secretary | Pat Ebetino |

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|-----------------------|----------------|-----------------------|----------------|
| District # 1 Director | Ron Corson | District 5A Director | |
| District # 2 Director | Bernie Ebetino | District 6 Director | Jim Whitehead |
| District # 3 Director | Larry Clough | District 7 Director | Steve Schwartz |
| District # 4 Director | Dave Hewitt | District 8-9 Director | Terry Radtke |
| District # 5 Director | | | |

Secretary Report:

Copies of the minutes for the August 10, 2013 Annual Meeting were available on the table at the back of the room.

- Shane Wallace, District 2, made a motion to accept, as written, the Secretary's report.
- Steve Boles, District 4, seconded the motion.
- Motion carried.

Treasurer Report:

Copies of the Annual Treasurers Report were available on the table at the back of the room.

- Report shows history for past four (4) years.
- Income:
- Dam Fees \$106,
- Donations: Piers, Legal
 - At the bottom of the report there is a breakdown:
 - Operations Fund: \$ 26,768.94
 - Dam/Levee Fund \$ 69,058.36
 - LAPSI Fund \$ 6,445.65
 - Common Piers \$ 2,712.82
 - Fundraiser \$ 582.00
 - Total Assets: \$105,567.77

Questions regarding Treasurer Report:

- Brenden Kenny, District 4 - Why so low in 2012-2013? **Response:** In 2012-2013, the Treasurer did the bookkeeping on a volunteer basis. That person is no longer the treasurer.
- Rosalie Sorg, District 2 – With so much money in the account, why don't we pay down the loan and then use the Line of Credit to pay our bills? **Response:** The Board has looked at this and is more comfortable with having a cash reserve. That reserve will be used to pay the monthly loan payments. If we use the cash reserve to pay down the loan principal, that will not reduce the amount of the monthly payments. If we then draw from the line of credit to pay expenses, we will incur additional interest payments.
- Shane Wallace, District 2 – Requested that the Board look into what Rosalie has suggested. **Response:** The Board will look at this again.
- Mike McCarty, District 4 – Is confused by the report. Is there any report that shows items fund by fund? **Response:** We only have one account. The breakdown is done through our accounting program. At this time, the only item coming out of the Dam Fund is the loan payments. At our monthly meetings, we do have a report that shows only the operations expenses. This is not put on our website. Steve suggested that Mike could stop over to his house and Steve would show him the monthly reports.
- Virginia Surso, District 7 – Does not see the amount in the Dam Fund. **Response:** look at the bottom of the report.
- Susan Reed, District 5A made a motion to accept the Treasurers Report.
- Dan Mikolajczak seconded the motion.
- Discussion: Jim Lesh, District 4 – The Wetlands we are speaking of, is that the area located outside the building? **Response:** The newly created wetlands ¼ acre. The old wetlands (ponds) are not covered under the permits. This new wetland area is right next to the old area. We will cover this further in the Dam Levee Project Report.
- Motion carried.

Comprehensive Financial Review:

- Steve Schwartz reported the committee (Jim Whitehead, Steve Schwartz, and Sally Whitehead) goes through every check written and the checkbook line by line.
- Everything is in order and in a three ring binder.
- The only thing we didn't see in the checks is the automatic deduction for the loan payments.
- Everything is in very good order.
- The committee signed off on July 14, 2014

Dam/Levee Project:

- Construction was completed in October 2012.
- Ongoing activities as a result permits
 - Environmental Management – Increase wetlands
 - Inspection every year for 5 years required by permit. Our goal is to pass the inspections every year so that eventually we will not have to go through as many inspections.
 - First inspection identified some deficiencies. We had too many invasive species in the new wetlands. Williams Creek trained some PPA volunteers on how to treat these invasive species.
 - It was suggested that next spring we could help ourselves by doing a controlled burn of the existing ponds. These ponds are actually infecting our new wetland area.
 - Another finding was that we did not post wetland signs in the new area. The signs have now been posted.
 - Lani Wolferman, District 2 – Asked, "What happens after the 5 years of inspections? **Response:** Depending on the results of the inspections, we could be required to have additional inspections. That is why we are putting so much focus on maintenance. Our hope is that they will determine additional inspections will not be required.
- DNR will send a letter advising when the next inspection is due. This inspection must be done by an Engineering Firm.
 - To stay on top of the dam requirements going forward and also to get ready for that inspection, we established a position called the Dam Operator. The inspectors will look at our records to see what we have done to maintain the dam.
 - We went to the DNR website and wrote a Dam Maintenance plan (about 7 pages). This plan will be our guide to help pass our inspections. The plan includes 4 self-inspections per year.
- We have had some vandalism.
 - Someone pulled out stop logs from the dam.
 - Someone also pulled out one of the wetland signs. We have the sign and will re-install it.
 - There are four (4) turtle crossings on the West Levee. These have been damaged by people going up and down them. We are going to have to spend money (approximately \$1,000 to \$1,500) to repair them.
 - Penalties for non-compliance:
 - The report from the Engineering Firm will define the deficiencies.
 - We will need to correct the deficiencies.
 - An additional inspection may be required.
 - If we ignore, we could be required to:
 - Lower lake
 - Breach the dam at our expense
 - Pay penalty of \$25,000 per day.
- Jim Lesh, District 4 – Who is requiring us to do the inspections on the wetlands? What is our recourse? **Response:** Requirements come from the Department of Environmental Management. We have hired Williams Creek to perform the inspections. As far as recourse, we could try to sue, however we don't advise this. We are at the mercy of the State Agencies.
- Marta Cummings, District 4 – There is Loose Strife on property is that affecting wetlands. **Response:** Not sure if that is impacting the wetlands. Property owners should try to keep on top of it. You might also reach out to LaPSI. Virginia Surso also advised that LaPSI is conducting seminars
- Theresa Boyer, District 5 – Can't we show justification of cost for maintaining the wetlands to try to get them to allow us to fill in the ponds? **Response:** The agency really doesn't care about how much it is costing us. Once they have declared something a wetland, there isn't anything we can do about it.

Lake Maintenance:

- Dam Operator:
 - Terry has created a book that contains all of the engineering reports, guide, inspection reports etc....
 - Conducts quarterly inspections of both the East and West dams.
 - Once it has been identified that they must conduct an inspection, all of this information will be provided to Earth Exploration.
- Chemicals
 - We treated the lake on 06/01/2014.
- The harvester was put in lake at the end of June.
- Cathy Brown, District 4 – Where do you dump the cut weeds?
 - Designated areas, off of Hiawatha, both sides of road, by the inflow along the fence line
 - Cathy's concern is, before they bought their property, the previous owner advised that they allowed folks to dump weeds at that property. In front of her property is muck. She got stuck and had to be pulled out. It is not a good place for swimming. **Response:** We had, as part of goals was to evaluate weed dumping. We are also looking for advice from LaPSI. This is something that we will look into.
 - Ruth Bilbro, District 3 – Does anyone follow Terry on inspections? If Terry isn't able to conduct the inspections, who would do these? **Response:** There is a committee, Steve Schwartz, Ron Corson, John Hart, Larry Clough, Jim Whitehead, and Terry Radtke. In addition to the book Terry mentioned, he is saving everything on two flash drives that are available for reference.
 - We ask that this winter, property owners who have felled trees, remove them from the lake.

Presidents Report:

- Accomplishments by the Board this past year:
 - Converted loan making monthly payments of \$7600
 - Established a Line of Credit
 - Formulated a Strategic Plan / Budget
 - West Levee – 2 docks installed for Non Lake Front (NLF) Owners. This was done via donations.
 - Established procedures that can be handed down to future Board Members.
 - By-law changes
 - File Storage
 - Board Member contributions:
 - Cost savings by having Board Members (Larry Clough, Terry Radtke, John Hart, Ron Corson, and Steve Herendeen) by doing the oversight and planning for the Dam Project exceeds \$30,000.
 - John Hart – Vice President and District 5 Rep, works with LaPSI, dam levee maintenance, non-lake front docks.
 - Dave Hewitt – District 4 Rep, deal with real estate, liaison with County, works with delinquencies. (The Enforcer)
 - Pat Ebetino – Secretary, minutes, set up of Annual meeting, maintains property owner database. Keeps meetings on task and follow-up items addressed. (The Task Master)
 - Sally Whitehead – Treasurer, donated many hours getting accounting set up. Financial reports, billing and collections.
 - Jim Whitehead – District 7 Rep, grounds maintenance expertise, aquatic weed control experience and helps wherever needed
 - Terry Radtke – District 8-9 Rep, maintains harvester and chemical boat, building maintenance, as well as Dam Operator) (The Problem Solver)
 - Ron Corson- District 1 Rep, provides historical background, assists with issue resolution (The Historian)
 - Larry Clough – District 3 Rep, developed procedures, dam/levee management.
 - Steve Schwartz – District 6 Rep, Financial Reviews, 4th of July parking, volunteers where needed, provides sound system for Annual Meeting.
 - Steve Yoder – District 5A Rep, assisted with non-lake front docks, volunteers where needed.
 - Bernie Ebetino – District 2 Rep, edits POW WOW, initiated getting advertising for the POW WOW.
 - Steve Herendeen – President, headed up bank loan negotiations without which we may not have been able to secure such favorable loan terms.
 - Jerry Miller, District 5A – Wanted to thank the board for the non-lake front docks. Also, it is no doubt that people and animals are causing the damage to the Turtle Crossings, have we looked at alternatives to the stones? **Response:** Any change would need to be approved by the Engineers. We are waiting till we get through a few of the dam inspections and will then hopefully be able to change how we handle this.
 - 2015 Cash Flow Analysis– handout
Steve went over the report.
 - Lani Wolferman, District 2 – How much more would it cost if we went outside to people who are not familiar with the lake? **Response:** A lot more.
 - John Korejwa, District 7 - Looking at the numbers we are still running close to expenses, there is no contingency.
 - Mike McCarty, District 4 – Noticed the Projected 2015 budget is \$11,000 lower than what was spent in 2014. The reason we didn't have to raise the dues last year is because we had a cash reserve. If budget is accurate and reasonable, then dues are the only place to get the money to cover expenses.
 - Steve Schwartz, District 7 – It is important to note that dues have not gone up in over 16 years.
 - Charlotte Hill, District 1 – I'm not objecting to dues increase, but she is objecting to the amount of the increase. Will the board look at cutting down on expenses, not pay themselves so much?
 - Ron Corson, District 1 – When we began the grounds maintenance outside contractor search project, as regulations must be met, an Authorization agreement was signed. We contacted seven different groups that deal with properties like ours. None of them had experience. We requested and received estimates of \$50 - \$75 per hour to perform the activities.
 - Jon Clark, District 4 – Bottom line is we have to trust our Board. We have the ability to vote them out.
 - Sherry Doherty, District 7 – The Board has a vested interest. I appreciate the time and effort the Board puts in and the expertise you offer. Maintenance of the dam is a necessity.
 - Charlotte Hill, District 1 – Nobody is denying that the Board has expertise, or that maintenance is required. However we can't compare what we do for our association to what you would pay a professional.
 - Rita Schnedler, District 7 – We need to raise the dues, but we also need to be thinking of contingency. Our harvester isn't going to last forever.
 - Shirley Haggenjos, District 5 – Why are we having this discussion? We are either going to raise the dues, or add an assessment.
 - Mark Diester, District 6 – New to the lake, owns six (6) lots. He thinks the board is doing a fantastic job and is being very fair. He is blown away by our professionalism. He thanks the Board.
 - Lani Wolferman, District 2 – How much is the total increase? **Response:** approximately \$14,000

- o Don Boles, District 1 – Is there anything in the new budget for road maintenance? **Response:** No. We did some research and the response we received from the County is that no one (County, Association, or Property Owners) owns the roads. We have received new information, and the Board will again look at this.
- o Straw vote – How many are in favor of funding road maintenance –approx. 30%
- o Straw vote - weed dumping -70% to 80%
- o Virginia Surso, District 7 – We are the only Board that receives compensation. We are the highest in dues, and Wawasee residents take care of their own roads, channels etc.... Steve Herendeen pointed out that they also have access to public funds.
- o Jean McCarty, District 4 – Private expenses are higher; we don't have access to those public funds.
- o Jean McCarty, District 4 – Does not have a problem with officer pay. Impressed with the work we have done and what we are paying is a drop in the bucket as far as the budget is concerned.

Article and By-Laws Changes

The following Articles – Bylaws were passed:

Page 5 Article I Section 2 first paragraph

- For the purpose of raising funds for the protection of Lake Papakeeche property and for carrying out the purpose of this Association as provided in Article II of its Articles of Incorporation and for paying all necessary expenses, each Association member shall pay One Hundred Forty dollars (\$140) annual dues for each lake front lot and Sixty Dollars (\$60.00) for each non-front lot. If an increase in dues for the next calendar year is needed it will be voted on by the Members in attendance at the annual meeting.

Page 4 Article V

- The Executive Officers of said Assoc shall be a President, a Vice-President, a Secretary and a Treasurer to be elected to a two year term by majority vote of the members of the Assoc. present at the Annual Meeting. Elections shall be held annually. The President and the Secretary would be up for election in even years and the Vice President and the Treasurer in odd years.

Page 6 Article II Section 1, paragraph 1

- The Executive Officers of said Assoc shall be a President, a Vice-President, A Secretary and a Treasurer to be elected by majority vote of the members present at the Annual Meeting each year to serve for two (2) years or until their successors are elected and their term of office shall begin at the close of the Annual Meeting at which they are elected. A member may hold more than one office at a time except the President shall not also be the Secretary. The President and the Secretary shall be up for election in even years and the Vice President and the Treasurer in odd years.

Page 7 Article II Section 5, paragraph 2 & 3

- PPA Officers with check writing authority shall be bonded, during the term of office, equaling in amount the maximum of funds that may be in his hands and under his control at any one time during their term of office, said bonds are to be issued by a surety company. The expense of said bonds is to be charged against the Assoc treasury.
- No expenditure in excess of Five Hundred dollars (\$500) shall be paid out of the treasury unless the same has been allowed by the Board of Directors.

Page 13 Article V Section 1 (M)

- Annual fishing privilege will be granted to members when they pay their current dues. The State of Indiana requires that state fishing licenses must be purchased to fish on Lake Papakeeche; State exceptions apply.

Election of Officers and District Reps:

Slate of Officers:

| | | |
|----------------|-----------------|---------------------|
| President: | Steve Herendeen | elected for 2 years |
| Vice President | John Hart | elected for 1 year |
| Treasurer | Sally Whitehead | elected for 1 year |
| Secretary | Pat Ebetino | elected for 2 Years |

Board Members: Even Numbered Districts:

| | | |
|--------------|----------------|---------|
| District 2 | Bernie Ebetino | elected |
| District 4 | Dave Hewitt | elected |
| District 6 | Steve Schwartz | elected |
| District 8/9 | Terry Radtke | elected |

100 Year Celebration

Mark Larent business meeting is over, so now it's time to party

- 1:30 – 4:00
 - o Meal free of charge, however there will be a donation box.
 - o Live entertainment, professionals and amateurs who also happen to be lake residents
 - o Items on sale to commemorate our Dam Project and 100 Celebration

- Tee shirts, mugs, note cards and additional items.
 - Raffle
 - Games
 - LaPSI information
 - Slide Show
- 5:30
 - Historical presentation of the Lake
 - Ron and Arlene Corson's garage – Promontory Pt. Rd

LaPSI

- Non lake front Pier installed on the West Levee is for the use of any Non-Lake Front property owner.
- The Board has approved a clearly marked boat with trolling motor for LaPSI use when water testing on the lake.

PPA Members Address Board:

Shirley Haggenjos, District 5 – Property on Denzel Drive is in disrepair. Something needs to be done about this property. Who is the District Rep? **Response:** John Hart is the District Rep. Steve advised we now have a procedure to address unkempt property. We have recently sent notices on two properties. Dave Hewitt is checking with county Area Planning on what can be done.

Adjourn

- Dan Mikolajczak, District 6, made a motion to adjourn the meeting.
- Sherry Doherty, District 6 - seconded the motion.
- Motion carried.