

Papakeechee Protective Association (PPA)
Board Meeting

President, Steve Herendeen called the January 09, 2016 PPA Board Meeting to order.

Roll Call:

President	Steve Herendeen	Vice President:	John Hart
Treasurer:	Sally Whitehead	Secretary:	Pat Ebetino
District # 1 Director	Paul Garl	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	John Hart		

Guests:

Ron Corson	District 1	Arlene Corson	District 1
Diane Tulloh	District 4	Georganna Hart	District 5

Secretary Report:

Minutes from the November 14, 2015 Board Meeting were distributed via e-mail.

- Bernie Ebetino made a motion to accept the November 14, 2015 Secretary Report as written.
- John Hart seconded the motion.
- Motion carried.

Calendar:

January:

- Member dues & fee notices mailed.
- Send calendar year Financial Statement to Lake City Bank (LCB).

February:

- Set Officers Pay.
- Preparation for filing prior year's tax return.
- 1st draft of POW WOW by February 28.

Treasurers Report:

Sally Whitehead provided copies of the November 30, 2015 and December 31, 2015 Treasurer Reports.

- Operating Fund: \$ 25,714.94
- Dam Fund: \$ 23,511.04
- Total: \$ 49,225.98

- LaPSI \$ 5,424.85

- Lake City Bank – Dam Construction Loan: **\$224,189.25**

- Pat Ebetino made a motion that we accept the Treasurers Reports for November and December.
- Bernie Ebetino seconded the motion.
- Motion carried.

Status of Delinquent Dues /Assessments 2015:

Outstanding Dues/Assessments 2015:

- **District 5:**
 - Michele Creech 9800 N. Denzel Dr. – Lien filed

Outstanding Dues/Assessments 2014:

- **District 5:**
 - Michelle Creech 9800 N. Denzel Dr. – Lien filed

Dues Notices:

Sally reported that the 2016 dues/assessment billings have been sent.

Budget 2017:

- A draft of the 2017 budget was presented.
- Recommend changes:
 - Lake Maintenance. (Fish/Weed): Change from \$2,000 to (\$5,100, show the entire amount of the Fish Study).
 - Building/property/grounds: Change from \$2,300 to \$3,300.
- For planning purposes, at the February meeting, we will vote on approving the 2017 budget. Everyone, please review the proposed 2017 budget.
- So that we would have a comparison of how we did against the 2015 budget, Larry Clough asked if we could show a recap of 2015.

Insurance Renewal:

- Steve Herendeen reported that he checked with the Insurance Company about reducing the D&O insurance from \$550,000, to possibly \$250,000, or \$150,000. Steve was advised that there is a minimum premium of \$250.00. Our premium for the \$550,000 is \$251.00; therefore, he did not make a change.
- Director and Officer Liability Insurance was reduced from \$1,000,000 to \$500,000 (premium savings of \$195.00). Terrorism Insurance was dropped (premium savings of \$25.00),
- For the 2017 Budget, we will budget for insurance coverage at current cost.

Articles and/or Bylaws Violation Procedure:

- Larry Clough provided Procedure Number 7.1 – Violation of Articles or Bylaws. He referenced Article and By-Law language in the policy section.
- This policy is to provide continuity for handling situations as they arise.
- We will follow the procedure and make adjustments as needed.
- When it comes to unanimous consent, Ron Corson asked the Board to tell all the property owners they have a vote over the Board?
 - So that we can understand pros and cons of this request, Steve has suggested that we get all of the issues concisely outlined.
 - Larry Clough feels that the request should be fully defined and understood before we approach the membership.

King Sisters – Change to LF from NLF, can we do this?

- Steve responded to the King Sisters request that we bill their property as lake front. He advised that the property is not lake front, and therefore cannot be changed to lake front.
- The King Sisters responded that they feel their situation is rare, as they are non lake front, and have lake access with a pier. They stated that they have a privately owned pier and they do not have to share it.
- Do we need to respond?
 - If we do not respond, could this come back on us i.e....might they try to sell their property as lake front since they have a pier on the lake.
 - Because the pier is on Papakeeche Property it would be considered a ‘common’ pier. A common pier can be used by other members without permission from the Kings.
 - Since it is on Papakeeche property, the Board could require that the pier be removed.
- Steve will determine how to proceed.

Dam and Lake Inspection:

- Terry completed the 4th Quarter Inspection, no surprises.
- Terry advised that the spillway has been trenched. Water flow is not coming near the sides of the spillway. Water from Wawasee comes about half way up the spillway.
- One area to watch is the easement that goes to Hatchery Rd, near Steve Yoder’s home. This keeps filling up and blocking the flow from the toe drain.
- Terry suggested that we put up a gate at the entrance of Holiday Harbor.
 - This will prevent people from driving in, tearing up the ground, and potentially dumping garbage on the property.
 - Larry will talk to Dan Stuckman (owner of property along Holiday Harbor). He will ask if Dan has any objections.
- Terry would like to purchase an air compressor to be stored in the building. This would come out of the Lake Maintenance Budget. Ron Corson has one that we can have. It needs repaired. If it can’t be fixed, then dispose of it.

Roof Repair:

Steve advised that he has not heard from the Insurance Company after their review of the damage.

- Rather than further delay of the repair, and also to prevent further damage, Pat Ebetino made a motion that we proceed with replacement of the roof, with a Steel roof at an estimated cost of \$6000.
- Larry Clough seconded the motion.
- Discussion: Color of roof – Tan.
- Motion carried

Weed Dumping:

- Larry and Diane are going to talk to Dr. Lombardi of Notre Dame Univ.

LaPSI:

- Along with an explanation of the testing they perform, Diane presented projected expenses.
- LaPSI wants to be sure there will be money available to sustain the testing.
 - At this time there is money set aside for LaPSI (see Treasurer Report).

- The Board has again stated that we are in favor LaPSI's testing. As we go through the budget process each year, these expenses will be included.
- Regarding donations, Ron Corson suggested that we identify a few areas of interest (i.e... LaPSI, Harvester). People are always asking what they can do. This could possibly open a door for donations.
- Inventory: The Board is looking for a physical inventory of the equipment, not expenses.
 - The concern is that in case there is a fire, or break-in, we do not know what is being stored at Diane's house?
 - Diane advised that Tony has the equipment at Notre Dame.
 - Our understanding is that all equipment that has been purchased had been donated to the Association. This may not be the case.
- Pat will begin maintaining an inventory. Diane will send Pat information for the newly purchased laptop.
- LaPSI may spend up to \$250.00 before Board approval is required.
- Larry Clough made a motion that LaPSI purchase for amount of \$1355, the water testing and tracking items as listed on the LaPSI's Recommended Testing/Expense Summary, that was presented 01/09/2016.
- Dave Hewitt seconded the motion.
- Motion carried.

Pow Wow:

- Bernie is soliciting advertisers.
- Remember to send any PowWow information to Bernie. The draft is scheduled to be completed by end of February.

Fish Study:

- Aquatic Control: estimate \$5090
- Cardno JFNew: Not to exceed \$6000.
- The committee will get together and submit their recommendation to the Board.

Dogs Presentation

- Ron Corson presented a rough draft of a Promontory Point Drive, Lake Papakeeche, Dog Overview Plan 2015-2016.
- Not only has Ron met with Mike Swift, he has talked with neighbors, and County Officials.
- So far, Ron is the only one that has filed a complaint with the County
- The County does not have specific ordinances regarding dogs. They rely on State ordinance.
- Ron is concerned about his safety as well as the safety of his family.
 - Ron would like the Boards support. and help in developing a plan to address this issue.
- Ron would like to have this on the agenda for the February meeting and for the Board to invite the Swift's to the meeting.
 - Larry Clough would like the opportunity to review what Ron has provided. Are the Swifts violating any PPA Articles or Bylaws, or any County or State ordinance?

- Steve sent a letter to the Swifts and received a response from Barnes and Thornburg (Erin Meyer Attorney) for Save A Dog Inc. (SAD), advising that further communication should be directed to SAD
- Steve feels that there have not been enough complaints. Perhaps, we need to have more of the neighbors file a complaint.
 - Terry will talk with the Haffner's and urge them to file a complaint.
 - Should we provide a copy of the police reports to SAD?
- Larry would like to discuss this further at the February meeting, and then perhaps invite the SAD attorney to our March meeting.

Director Concerns:

Dave Hewitt:

- In order to see where we stand on specific items, we should make a list of questions that we may have for Steve Snyder

Larry Clough:

- We received the report from Williams Creek. Due to invasive vegetation species in the wetland, we failed our inspection.
- He is preparing a list of questions for Dr. Lombardi

Steve Herendeen

- Will not be at the July meeting.

Guest Questions:

Arlene Corson:

- Ron and Arlene attended a Christmas Bird Watch – Sponsored by Indiana Master Naturalist Audubon
 - If you are interested in participating in future sessions, let Arlene know.

Adjourn:

- Pat Ebetino made a motion to adjourn the meeting.
- John Hart seconded the motion.
- Motion carried.

Meeting Schedule:

February 13, 2016 – 08:00 am NWCC (Dave Hewitt's office)
 March 12, 2016 – 08:00 am NWCC (Dave Hewitt's office)
 April 09, 2016 – 08:00 am NWCC (Dave Hewitt's office)

Action Items

Action Item	Assigned To	Target Date	Comments
Review strategic plan items.	All	Ongoing	
Insurance Coverage review	Steve Herendeen	Complete	

Send letter to King Sisters	Steve Herendeen	02/13/2016	See Minutes King Sisters
Review motion for check writing amount for LaPSI	Pat Ebetino	Complete	Pat advised amount is \$250.00
Find motion regarding Schnedler, Moore, Blackmer pier.	Pat Ebetino	02/13/2016	

2016 Goals:

- Continue loan repayment schedule and pay off by 10-01-2018
- Develop 2017 goals and budget. Set lake dues for 2017.
- Continue to update existing procedures as that process evolves.
- Conduct DNR inspections to their satisfaction through Earth Explorations if required.
- Conduct Wetlands inspection with Williams Creek to their satisfaction if required.
- File delinquent claims in small claims court through our attorney by 05/01/2016.
- Have lake appearance and weed control in good shape by Memorial Day.
- Maintain an easy to use website with up to date information
- LaPSI

Calendar of Events

January:

- Member dues & fee notices mailed.
- Send calendar year Financial Statement to Lake City Bank (LCB).

February:

- Set Officers Pay
- Preparation for filing prior year's tax return
- 1st draft of POW WOW by February 28

March:

- Establish Harvester and Lake Maintenance program and budget.
- POW WOW distributed
- Send copy of Tax Return to Lake City Bank (LCB).
- Conduct 1st quarter Dam inspection.

April:

- Dues and fees are due April 01
- Complete harvester maintenance

May:

- Pay property taxes for year
- Weed treatment
- Water quality testing
- Send list of delinquent property owners to Steve Snyder.

June:

- Establish nominating committee
- President appoint Audit Committee of 3 Association Members
- Fiscal year end June 30
- Conduct 2nd quarter Dam inspection

July:

- Plan for Annual Meeting

August:

- Annual Meeting
- Review Insurance coverage
- 1st draft of POW WOW by August 31

September:

- Set goals for next calendar year.
- POW WOW distributed
- Conduct 3rd quarter Dam inspection

October:

- In prep of billing, begin updating lot owner list.
- As long as there is an outstanding loan balance, send copy of insurance renewal to LCB.
- Complete first draft of next calendar year's budget.
- Oct 15 receive insurance renewal for packaged policy; review coverage for revisions

November:

- In prep of billing, finish updating lot owners list.
- Propose and approve next calendar year's budget.

December:

- Conduct 4th quarter Dam inspection.
- Dec 15 receive professional liability insurance renewal; review coverage for revisions