

Papakeechee Protective Association (PPA)  
Annual Meeting

President, Steve Herendeen called the August 10, 2013 Papakeechee Protective Association Annual Meeting to order at 09:00.

Roll Call:

President	Steve Herendeen	Treasurer	Sally Whitehead
Vice President	John Hart	Secretary	Pat Ebetino
District # 1 Director	Ron Corson	District 5A Director	Steve Yoder
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 11 2012 Annual Meeting were available on the table at the back of the room.

- Delores Singleton, District 7, made a motion to accept, as written, the Secretary's report.
- Jon Clark, 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.

- Treasurers Report
  - In order to compare how we are doing compared to previous years, it represents several years.
  - Regarding Donations:
    - Under income, it shows Donations Received \$4,000.00. This represents a \$2000.00 donation from Omicron Corporation to LAPSI, with a request that the PPA Association match that donation, and \$2000.00 from Steve Herendeen for a pier for non-lake front properties
    - Under expenses, it shows Donation Expense \$6,000.00. For clarification we did not spend \$6,000. We are tracking separately, donations for specific efforts.
    - At the bottom of the report there is a breakdown:
      - Operations Fund: \$38,196.45
      - Dam/Levee Fund \$27,686.57
      - LAPSI Fund \$ 3,230.13
      - Common Piers \$ 1,300.00
      - Total Assets: \$70,413.15
- Line of Credit Report (LOC):
  - A report showing the activity on the LOC was available on the table in the back of the room.
  - Total borrowed was \$501,100.00
  - Total principal paid to date: \$101,100.00
  - Total interest paid on LOC: \$10,805.24
  - Balance of the LOC as of June 30, 2013 - \$400,000.
- Comprehensive Financial Review Committee Report:
  - The committee – Steve Schwartz, Sally Whitehead, Jim Whitehead.
  - The committee was able match all receipts and deposits.
  - Everything was in good order. Tracking of all of monies was accomplished.

Questions regarding Treasurer Report:

- Mark Mordue, District 3 - Why do the ending cash balance and total cash assets not match. **Response: The prior treasurer was keeping the LAPSI fund and Common Piers separate. The balance in the bank is \$70,413.15. .**
  - Perry Pence, District 1 – Donation expense for the year \$2000.00 what is this for? **Response: This \$2000.00 represents the match from PPA to LAPSI.**
  - Steve Worsham, District 3 – What is the loan payoff date? **Response: We will convert the LOC to a loan with a 5 year loan period at a rate of 5 ¼% October 1, 2013 our projected payoff date is October 2018.**
  - Don Doles, District 1 – In five years we will be completely paid off. Correct? **Response: Our projection is to have the loan paid off in 5 years.**
  - Steve Horsham, District 3 – **What Is additional maintenance after loan payoff? Response: This will be discussed in the Presidents Report.**
- Dan Mikolajczak, District 6, made a motion to accept the Annual Treasurers Report.
  - Shane Wallace, District 2, seconded the motion.
  - Motion carried.

### Dam/Levee Project:

When we were told that we need to complete the Dam work, we believed that if we did not comply the State could breach our dam. We did comply and we did raise the money. Many other dams in the state are in the same situation. Members of our Association were invited to attend the Dam Information Resources Training Workshop (DIRT) in June. We were asked to share with other Associations our process for accomplishing the project. Steve Herendeen and Larry Clough attended the workshop and presented how we were able to secure the loan to complete the project. There is a handout from the DIRT Workshop on the table at the back of the room.

Ron Schug, past PPA President did a lot of the preliminary work to get us to the construction phase of the project. We had been collecting assessment fees since January 2008. The plan at that time, was to do the project a piece at a time. The initial estimate \$1,200,000 was presented in June 2011. At that time, we found the piece meal approach was not practical. Before we could get the permits, we needed the construction plans for the entire project.

Earth Exploration sent us a letter indicating that the Board needed to appoint someone who has the authority to make decisions during the construction phase. You can't take every decision back to the Board. This would delay the project. At that time, we formed the Dam/Levee committee: Larry Clough Project Director, Ron Corson, and Terry Radtke. The Committee felt they could handle the project, but not the financial aspect. A Financial Committee was formed to secure a loan. Steve Herendeen was the head of the Financial Committee, and he advised that to move forward we needed 'real' estimates.

Ron Schug had also lined up potential contractors. Next we met with them, walked the site, and listened to their concerns. A primary concern was access to the site. The Committee agreed that they would handle the interface with the property owners. A bid request letter was then sent to potential contractors. We received bids from three contracting firms. The Committee reviewed this information, as well as checked with all references provided. In November 2011, the Committee presented their recommendation to the Board.

Larry Clough Dam/Levee Project Director provided an overview of the project financials. A handout was available on the table at the back of the room. The overview included:

- Estimates from January 2012
  - Northern Indiana Construction \$852,000
  - Earth Exploration Inc. \$ 62,000
  - Contingency \$ 50,000
  - Total Estimate \$964,000
- Actual Construction Phase Expenditures thru June 2013 \$971,087.29
  - Represents a 0.74% over estimate
- Actual Total Dam construction Expenditures through June 2013 - \$1,074,995.09
  - \*Note: The \$103,097.16 difference represents expenditures prior to 2012 primarily for technical studies to obtain the design plans and permits.
- Throughout the construction phase of the project at least one committee member was on site. The purpose was not to direct the contractor, but to be available if questions were raised. This allowed the project to move forward without any delays that could have resulted in additional cost to the project. All of the daily reports, meeting minutes, and costs are documented and maintained in binders.

### Discussion regarding the Project

- Ron Corson advised if we had to hire a Project Manager the cost would have been as much as \$150,000.
- Perry Pence, District 1 – Why do we need a railing around the intake? **Response: The railing will be around the outlet to the spillway, not the intake.**
- Don Doles, District 1 – Who made cost overrun decisions? **Response: At the beginning of the construction phase, an Authority Document was signed by the Board giving the committee the authority to make decisions. If the expense was large, Larry would bring this back to the Board in the form of a motion which required a second and Board approval.**
- Perry Pence, District 1 – Why weren't soil samples taken at the location of the drop box? **Response: During the planning and design phase, several core samples were taken. We do not know why, when the locations of the core samples were chosen, they didn't include one where the drop box would be located.**
- Steve Worsham, District 3 – Why were the concrete walls at the spillway removed. **Response: The DNR indicated they want the spillways to look more natural. Was this made part of the wetland increase? Response: No.**
- Tony Bilbro, District 3 – Just wanted to thank the guys, commend us on the success of the project. He is very happy with the results.

### Lake Maintenance:

- Harvester - 1980 model
  - It's still running.
  - This year, Terry had to replace hydraulic motors.
  - Ed Haffner, Dave Hewitt and Ron Schug have been assisting with running the harvester.
- Chemicals
  - We must rely on Mother Nature to determine when to apply the chemical.
  - We typically apply the chemical when the curly leaf just breaks the surface. This year we were lucky and able to administer the chemical in early May.
  - Prior to applying the chemical, signs were posted and buoys were put in the lake. The buoys remained in the lake for 30 days.
- Lake Level:
  - Low point last summer was 31" below the top of the drop box.
  - The highest level this year so far is 4" above the top of the drop box.
  - We have no control of how much water flows into our lake. That is up to the DNR.

- We just need to watch the weather, and if there is a lot of rain predicted, to prevent flooding, we may need to remove a stop block.
- We need to prevent ice jams on the drop box. In preparation of winter, we will remove stop logs.
- Weeds:
  - Jane Radtke (Terry's wife) has been assisting with spraying the weeds on the levees.
  - Typically, 1 to 2 times per week, we remove weeds from the top of the drop box. To keep people off, we are looking into putting buoys around the drop box.
  - Lily Pads – some property owners have expressed concern about the abundance of lily pads.
  - We are looking into doing some spot treatment on the lily pads.
- Trees
  - There are several trees that have fallen into the lake.
  - We ask that this winter, property owners who have felled trees, remove them from the lake.

#### Discussion regarding Lake Maintenance

- Diane Clough, District 3 – Thanks Terry for all you do.
- Mark Mordue, District 3 – Great job on the work in the South East corner of the lake.
- Shane Wallace, District 2 – Would be willing to donate toward Lily Pad control.
- Rita Schnedler, District 7 – We used to have the cut weeds hauled out of the lake. We should consider this again, understanding there would be a cost associated. Having the weeds decay in the lake is not a healthy situation for the lake.
- Mark Siboda, District 2 – So that folks can get their boats out first, could you provide an estimate on when the lake will be lowered this fall. **Response: Before the first snow. Yes we will post something on the web site.**
- Perry Pence, District 1 – What is the procedure for removing the stop logs? **Response: There is a spreader bar, and each stop log has 4 lugs on it. There are 4 leavers on the spreader bar which snaps on to the lugs and Terry has created a hand winch to lift the stop log. He has purchased a swing out hoist that he will mount on the chemical boat to pull the stop logs.**

#### LAPSI - Lake Papakeeche Sustainability Initiative Committee:

- There is a hand-out on the table at the back of the room.
- Purpose of LAPSI:
  - Water Testing
  - Weed control
  - Health of lake
- Comprehensive tests will be conducted and compared against the 2006 study by Grace College.
- Mapping of the lake – 2/3 of the lake has already been mapped. Once completed, we will put this on the website and make prints available to anyone who wants them. Ed Haffner, District 1 asked if we have considered a copyright for the mapping. **Response: With the software we are using, we cannot copy write our map.**
- Water to the building – We attempted to install a dry well, however the clay is too solid to draw water at a fast enough rate. We are going to tap into the artesian well.
- Hanna Becker, a Junior at Notre Dame has been conducting the tests. She received a \$3500 grant for expenses for the 8 weeks she will be working with us. She has a lot of experience in research. There no cost to the Association for the work that Hanna is doing. She is also doing a sociological study. Activities performed by Hanna:
  - Prepared the lab
  - Wrote protocols for the testing she is doing.
  - Set up procedures for using the chemical boat and the GPS system
  - Determined 50 points on the lake for testing
  - Turbidity Test - murkiness of the water
  - Dissolved Oxygen / Temperature Test – determine the amount of oxygen
  - E. Coli Test – Bacteria
  - Social Physiological Aspect - Hanna has a prepared a questionnaire she would like folks to complete and leave it on the back counter. She will be talking with property owners from both Papakeeche and Wawasee.

#### Discussion regarding LAPSI

- John Hart, District 5 – In addition to the \$2000 donation from Anthony Serianni's company, he has also donated the counters, countertop, oven, lights. Also, Wawasee has a problem with invasive weeds. They actually receive a grant from the DNR to treat these invasive weeds. We need to start paying attention to our lake so we don't let it get out of control.
- Tony Bilbro, District 3 – Will there be a report at the end of the testing? **Response: Yes.** Can you tell us where the good fishing locations are? **Hanna responded for a price.**
- Ed Haffner, District 1 – Will the report include what individuals should do? **Response: Hanna knows that some fertilizers can affect the turbidity. She could include that in the report.**
- Dave Hewitt, District 4 – You need to remember that for the first 30 days, weeds can still have chemical residue so they cannot be used for anything.
- 2006 study – tested high for bad drinking water, how do we stand now? **Response: We will be doing comparisons once our testing is complete.**
- Jean McCarty, District 4 – Advocate for water testing, several years ago, after swimming developed an E.Coli infection. Have you considered installing some kind of a warning system if E.Coli spikes? **Response: All of the findings are reported back to the Board.**
- Susan Reed, District 5 – Vehicle for donations? **Response: Yes, you can make a donation to the Treasurer; specify that it is for LAPSI.**

- Georganna Hart, District 5 – LAPSI is open to everyone., They meet monthly. See Kendall Floyd if you are interested.

#### Lake Access for Non Lake front lots

- Received permission from the DNR for up to 3 floating docks with ramps on the West Levee.
- At this time, there was a \$2000.00 donation to fund this, with \$1300 remaining. That is almost enough for one ramp.
- Hope to put one in this fall.
- Shane Wallace, District 2 – Who will be responsible for putting the docks in and removing them? **Response: This will probably be a committee.**
- Steve Herendeen donated three sections of dock. So far, two sections have been installed at the East end of the West Levee.
- Tony Bilbro, District 3 – This is intended to prevent folks from launching their boats, or walking across the rip rap on the levee.
- Don Doles, District 1 – How are you going to monitor use of the docks? **Response: This will be self-monitored.**
- Chris Vitale, District 6 – What do you do if you identify trespassers on the lake? **Response: Contact the County Sheriff.**

#### Presidents Report:

- Accomplishments by the Board this past year
  - Dam/Levee Project construction complete. Ongoing maintenance will be discussed and included in the on-going budget process.
  - Repaired boat ramp
  - Outlined Dam Operator Role – appointed Terry Radtke
  - Unkempt property procedure
  - Non Lake Front property lake access
  - LAPSI
  - New Website – format and content control
  - Established a budget for 2013
  - 2013 Goals
  - Bill and collection procedure
    - Only 2 properties in litigation
    - One should be settled prior to August 30, 2013
- Budget
  - \$33,000 Dues expected
  - \$46,000 Expenses projected
  - \$13,000 short: We have enough to cover this for 2013-2014.
  - Anticipate dues will need to be increased in the future. An increase to dues requires a change to the By-Laws which require a vote by property owners.
- Removal of Treasurer
  - Insubordination: A letter went out that was unsanctioned.
  - Did not follow Board directives.

#### Discussion:

- Perry Pence, District 1 – The ex-treasurer was voted in by the property owners, how could the Board remove the treasurer? **Response: Steve reviewed the Articles and By-laws and there was nothing in them regarding removal of an officer. He then went to the attorney and was advised that per Indiana State Law, by majority vote of the Board, an officer can be removed. Pat reminded everyone that property owners in each district voted in their district director who is to act on their behalf. Your district representative was part of the decision to remove the Treasurer.**
- Charlotte Hill, District 1 – Why wasn't the budget published? **Response: Publishing the budget was not high on the list. 2013 was a working model going forward we will make this available.**
- Mike McCarty, District 4 – There is a large oak tree leaning toward the lake. This is very dangerous and needs removed. Recommendation by a tree removal service is to wait until the lake freezes and then use a motorized vehicle to slide the tree over to the ramp to be removed. **Response: Bring this to a board meeting for further discussion.**
- Phil Royhans, District 6: Will there be a vote for dues change? **Response: Yes any changes to the by-laws will require a vote by the property owners.**
- Steve Worsham, District 3 – There is a way to get a tree removed from a steep lot without a motor on the lake.
- Bonnie Haffner, District 1 – What is your definition of an unkempt property? There's an inoperable vehicle on the road, what can be done? **Response: Anything out of compliance with County ordinance, call Area Planning Commission. Bring the information to the next Board meeting.**
- Rosalie Sorg – District 2 – She called the Sheriff on a vehicle parked on Promontory Point. They came out and tagged the vehicle (72 hours). After the 72 hours you can have the car towed away.
- Perry Pence, District 1 – Procedure of talking to the District Director does not work, as he just goes along with the Board and does not represent the concerns from the district.
- Ron Corson, District 1 – As the Director of District 1, no one has come to him regarding concerns, or the inoperable truck.
- Jean McCarty, District 4 – I would like to commend the Board. You have done a real good job.
- Diane Clough, District 3 – I would like to thank Steve Herendeen. There have been many challenges, and I just want to thank him for his perseverance.
- Steve Schwartz, District 7 – I have been on the lake for over 30 years and on the board for much of that time. I probably have the most tenure except for Ron Corson. There were times when Papakeechee was considered a dead lake. The dues structure was such that we couldn't cover the costs. There was a time that Ron Corson and I had to go to the bank and sign a note to get enough money to get the Association through to the end of the year till dues were collected for the next year. I am proud to serve on this Board and of what the Board has accomplished.

### Election of Officers and District Reps:

#### Slate of Officers:

President:	Steve Herendeen	elected
	➤ Phil Rohyans, District 6 nominated Charlotte Hill	
	➤ Charlotte Hill Seconded the nomination	
	➤ Vote:	
	○ Steve Herendeen	41
	○ Charlotte Hill	5
Vice President	John Hart	elected
Treasurer	Sally Whitehead	elected
Secretary	Pat Ebetino	elected

#### Slate carried:

#### Board Members: Even Numbered Districts:

District 1	Ron Corson	elected
	➤ Charlotte Hill, District 1 nominated Don Doles	
	➤ No Second	
	➤ Nomination Died	
District 3	Larry Clough	elected
District 5	John Hart	elected
District 5A	Steve Yoder	elected
District 7	Steve Schwartz	elected

#### PPA Members Address Board:

- Susan Reed, District 5 – When will the website be updated? **Response: We are working to get the new website up and running as soon as possible. Kendall Floyd has been working on the Web Site**
- Bernie Ebetino, District 2 – Looking for ads for the fall POW WOW. Last spring we decided we would put 2–4 business ads in the POW WOW to help offset the cost of the printing of the POW WOW. Anyone interested in submitting an ad, please see Bernie after the meeting.
- Ed Haffner, District 1 – I like fireworks but I don't set them off at 2:00 a.m. or every day. Is there anything the Board can do to address this issue? **Recommendation: Contact the sheriff.**
- Mark Mordue, District 3 – Directory of property owners used to be distributed. Why don't we get these anymore? **Response: This was abused in the past. The list was sent out against the will of the property owners.** Would it be possible to get the just the property owner names. **Response: We will discuss at a Board meeting.**
- Jan Laurent, District 4 – Has Flyers regarding wild cats. Please see her if you are concerned.
- Mike McCarty, District 4 – Where can we get dates and times of the Board Meetings. **Response: These will be posted on the Web site. The next meeting will be held September 07, 2013 08:00 a.m. at the PPA building.**
- Becky Smith – District 4 – Volunteer Committee – 2014 will be 100 year anniversary for the lake. We looking at having some kind of celebration. The committee has hand outs and questionnaires, please get with one of the members and give your feedback.
- Jerry Lash, District 6 – What was the pre- payment monies used for? **Response: The pre-payments kept us from borrowing against the LOC at the start of the construction phase. We were also able to pay over \$100,000 toward the LOC.**
- Linda Minnick, District 5A – Where is the wetlands? **Response: Just behind the PPA building. We can show you after the meeting.** Have we applied for any grants? **Response: Not recently. We are not eligible for a lot of grants because we are a private lake also we are not a 501C-3 or a conservancy.**
- Ernie Burus, District 4 – He and his wife are new to the lake, and just wanted to introduce themselves.

#### Adjourn

- Dan Mikolajczak, District 6, made a motion to adjourn the meeting.
- Ruth Lesh, District 4 - seconded the motion.
- Motion carried.