

Papakeechee Protective Association (PPA)  
Board Meeting

President, Pat Ebetino called the September 10, 2016, PPA Board Meeting to order.

Roll Call:

President	Pat Ebetino	Vice President:	John Hart
Treasurer:	Sally Whitehead	Secretary:	Bernie Ebetino

District # 1 Director	Paul Garl	District # 5A Director	
District # 2 Director	Bernie Ebetino	District # 6 Director	
District # 3 Director	Larry Clough	District # 7 Director	
District # 4 Director	Dave Hewitt	District # 8-9 Director	
District # 5 Director	John Hart		

Guests:

Arleen Corson	District 1	Charlotte Hill	District 1
Jody Hedges	District 2	Jon Korejwa	District 6
Diane Tulloh	District 4		

**Secretary Report:**

Minutes from the August 13, 2016 Board Meeting were distributed via e-mail.

- Larry Clough made a motion to accept, as written, the August 13, 2016 Secretary Report.
- Dave Hewitt seconded the motion.
- Motion carried.

**Calendar:**

September:

- Set goals for next calendar year.
- Gather POW WOW information
- Conduct 3<sup>rd</sup> 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

Pat Ebetino suggested that we move distribution of the POW WOW to October.

**Treasurers Report:**

Current as of August 31, 2016, Sally Whitehead provided copies of the June, July and August 2016 Treasurer Reports.

- Operating Fund: \$ 45,980.54
- Dam Fund: \$ 38,678.54

- Total: \$ 84,659.03
- LaPSI \$ 4,201.40
  
- Lake City Bank – Dam Construction Loan: \$142,455.73

Charlotte Hill, District 1 had a question about the loan.”Will it be paid off by the end of 2017?” Currently, it is scheduled to be paid off in October 2018. However, we have made two large payments on the principal. Therefore, it is likely that it will be paid off early.

- John Hart made a motion that we accept the June, July and August 2016 Treasurers Reports.
- Paul Garl seconded the motion.
- Motion carried.

**Status of Delinquent Dues /Assessments:**

**Outstanding Dues/Assessments 2016:**

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

**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

**Dam & Lake Maintenance/Boats Report:**

- Nothing major to report.
- 3Q inspection dam will be completed.
- Regarding the Lily pads by the west levee, Bernie stated that at the Annual Meeting there was a complaint. Bernie has also noticed a lot of Lily pads behind the DNR building and in the District 6 area. Bernie talked with someone who does lake and pond maintenance, and they advised that Rodeo will work. However, Navigate crystals will kill from the bottom up. Perhaps, we should investigate for the treatment of our lily pads.
- Candace Wallace asked, “Who decides where to run the harvester?”.
  - Dave advised, that we try to hit the areas where the large leaf is abundant.
  - If you have concerns, reach out to your District Director.

**PPA Property on Hiawatha:**

Regarding the possibility of purchasing the strip of land along Hiawatha, owned by the PPA Sally Whitehead has received an inquiry from Mark Deister. This area is an eye sore, and Mark is willing to clean it up and maintain it, providing he is able to purchase it. Sally advised that

from time to time she and a few neighbors have attempted to clean the area; however it has become too overgrown.

- Dave Hewitt advised that this strip of land is not deeded or plotted. It would need to be surveyed and a plot drawn.
- Dave also stated that he was not sure that the Board could make the final decision to sell the land. It may require approval from the association members. We should check with our attorney.
- After discussion, Sally made the following motion:
  - Send a letter to Mark advising that providing he pays all expenses plus \$500, we are interested in working with him.
  - Paul Garl seconded the motion.
  - Motion carried.
  - Note: Sally will send Mark a letter.

### **Wetland:**

- Larry provided a letter that he received from a few property owners, asking if continuing to follow the current plan recommended by Williams Creek would allow us to achieve the contract requirements of complete eradication. They suggested that we ask Williams Creek to come back out and provide a detailed plan to eradicate it once and for all.
- A Wetlands Mitigation Plan was developed October 8, 2014. The plan was provided to Williams Creek, and as necessary, we have since been following / updating it.
- 2015 Inspection At that time we were cited for:
  - Presence of Purple Loosestrife
  - Presence of Phragmites
  - Too many Cattails
  - Too much open water
- 2016 Inspection
  - Went well, many positive comments
  - No open water – A positive
  - No Phragmites or Eurasian Milfoil was found – A positive
  - Native colonies are growing well and should crowd out the loosestrife – A positive
  - This season, one more spraying treatment of the Cattails and Loosestrife is necessary.
  - Comments from Jeff Moody , Williams Creek:
    - Next year, start in May and proceed with one treatment each month.
    - Cutting is not effective. Chemical treatments are most effective.
    - The wetland area looks to be on track of a normal timeline for a new wetland.
    - He can see that considering all the work we've done and also plan to do, the wetland will continue to improve.
    - Next year, he will do his best to release us from our construction permit wetland requirements.
- August 12, 2016 communication from Jeff Moody

- Jeff did spot some Purple Loosestrife at the site. None of the specimens were flowering yet, but we need to keep an eye out for the purple flowers.
- Jeff feels we are making good progress.
- After discussion, we will continue with our current plan. Hopefully the 2017 inspection will be positive and we will be released from the permits.
- For 2016, Larry Clough made a motion we allocate up to \$500.00 to cover incidental expenses for maintaining the wetlands
- Sally Whitehead seconded the motion
- Motion carried

### **Insurance Reivew:**

Pat advised she received a voice message from our new Star Insurance Agent. Pat will reach out to her to discuss our plans.

### **Review of Annual Meeting:**

- Pat distributed a draft copy of meeting minutes. She asked that the board members review the minutes and get back with Bernie with any corrections.
- Pat also asked the board members if they had any feedback from the meeting.
- Regarding the tie vote for District 2 Director, Pat stated that at the time, we felt we handled it correctly. She wanted to get input from the board members.
- After much discussion from the board, as well as guests, Pat advised that no decisions would be made at this meeting and that she would seek advice from our lawyer, Steve Snyder.

### **2017 Goals**

- A draft copy of the 2017 Goals was distributed.
  - Bernie Ebetino suggested that we should include a goal to review / change By-Laws
- We will finalize the goals at the October meeting.

### **Guest Comments:**

Diane Tulloh:

- Advised the LaPSI committee will be organizing into an autonomous group.
- She provided an overview of LaPSI's work dating from September 2012 through September 2016

### **Director Concerns:**

Paul Garl:

- Paul advised he has a great group of folks in his District.
- It is his observation that most folks do not get involved and leave matters to the board.

Bernie Ebetino:

- If anyone has input for the POW WOW, please send it to him.

John Hart:

- Ruairi Fennessey asked what they can do with their shoreline.
  - He can put rocks in without coming to the Board.
  - He cannot extend his property
- Earlier we discussed putting in some fill dirt and doze where the stumps are located in the mitigation area.
  - John, Arlene and Larry will get together and discuss what needs to be done.
- Found an article on Green Wave – They maintain sea farms, which in turn, remove phosphorus and other undesirables from the water.

### **Adjourn:**

- Larry Clough made a motion to adjourn the meeting.
- Dave Hewitt seconded the motion.
- Motion carried.

### **Meeting Schedule:**

October 08, 2016, 8:00 AM – North Webster Community Center (Dave Hewitt’s office)  
November 12, 2016 8:00 AM – North Webster Community Center (Dave Hewitt’s office)  
December 10, 2016 - tentative

### **2016 Goals:**

- Continue loan repayment schedule and pay off by 10-01-2018 – **on target**
- Develop 2017 goals and budget. Set lake dues for 2017 – **complete**
- Continue to update existing procedures as that process evolves.
- If required, Earth Explorations to conduct DNR mandated dam inspections - **complete**
- If required, Williams Creek to conduct Wetlands inspection. - **complete**
- Through our attorney, and by 05/01/2016, file delinquent claims in small claims court. **not needed**
- By Memorial Day, have lake appearance and weed control in good shape. **complete**
- Maintain an easy to use website with up to date information. **On going**
- 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

March:

- Establish Harvester and Lake Maintenance program and budget.
- 1<sup>st</sup> draft of POW WOW by March 30
- Send copy of Tax Return to Lake City Bank (LCB).
- Review Inventory of Keys
- Conduct 1<sup>st</sup> quarter Dam inspection.

April:

- Dues and fees are due April 01
- Complete harvester maintenance
- POW WOW distributed

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 2<sup>nd</sup> quarter Dam inspection

July:

- Plan for Annual Meeting

August:

- Annual Meeting
- Review Insurance coverage

September:

- Set goals for next calendar year.
- 1<sup>st</sup> draft of POW WOW by September 30
- Conduct 3<sup>rd</sup> quarter Dam inspection
- Review next year's Goals

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
- POW WOW distributed
- Finalize next year's Goals

November:

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

December:

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