

Papakeechee Protective Association (PPA)  
Board Meeting

President, Pat Ebetino called the March 11, 2017 PPA Board Meeting to order.

Roll Call:

President	Pat Ebetino	Vice President:	Dave Hewitt
Treasurer:	Sally Whitehead	Secretary:	Candace Wallace

District # 1 Director: Paul Garl	District # 5A Director: Linda Minnick
District # 2 Director: Bernie Ebetino	District # 6 Director: Jim Whitehead
District # 3 Director: Larry Clough	District # 7 Director: Steve Schwartz

District # 4 Director: Steve Herendeen	District # 8-9 Director: Terry Radtke
District # 5 Director: John Hart	

Guests:

Joyce "Arleen" Corson District 1  
Robert Suraci District 5

**Calendar:**

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

**Secretary Report:**

Minutes from the February 4, 2017 Board Meeting were distributed via e-mail.

- Terry Radtke made a motion to accept the February 4, 2017 Secretary Report as written.
- John Hart seconded the motion.
- Motion carried.

**Treasurers Report:**

Sally Whitehead provided copies of the February 2017 Treasurer Report.

Sally let us know that the dam loan was at roughly \$100,000.00 and that we had collected about 40% of the association fees that are due April 1 and about 32% of the dam fees. Also, there are number of people that are sending in their emails with their payments.

- Operating Fund: \$ 47,653.02
- Dam Fund: \$ 25,615.55
- Total: \$ 73,268.57

- Lake City Bank – Dam Construction Loan: \$100,213.42

- Dave Hewitt made a motion that we accept the Treasurers Report for February 2017.
- Paul Garl seconded the motion.
- Motion carried.

#### **Status of Delinquent Dues /Assessments:**

#### **Outstanding Dues/Assessments for 2014, 2015 and 2016:**

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

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

- General:
  - Terry said the dam inspection had not happened yet.
  - Larry let us know that the Earth Exploration inspection is scheduled for April 13, 2017.
  - Terry let us know that he would be starting routine maintenance on the boats to get everything ready for the spring and summer.
  - Terry looked into the mowing of the association ground. He got a quote from Curt Hursey. Hursey said it would be \$255.00 for mowing everything but the slope (west embankment) and that the slope would be at an hourly rate of \$30.00 per hour. Jim Whitehead said everything but the slope should be mowed about 14 times a year plus or minus depending on the weather. The slope should be mowed about 6 times a year again, plus or minus depending on the weather. Terry said he would be willing to do everything but the slope for \$3000.00 annually. There was some discussion about maybe just letting Hursey mow the slope once to see exactly what he would charge. Terry was going to check if the pricing would go up if Hursey was only going to mow the slope. No definite decision was made about mowing. It is pending further information Terry will be getting.
  - Terry presented information outlining the expected costs for dam maintenance on an ongoing basis. They include the following:

#### **1. Turtle Crossing Repairs**

2. **Spraying weeds in the rip-raft on the west embankment.**
3. **Possible gravel on the west embankment to help with the mowing process.**
4. **Repairing/cleaning out the culvert on Hatchery Rd.**
5. **Toe drain Clean out.**
6. **Paying Paul and Chris for the 9” log material**

- Bernie Ebetino made a motion to increase the dam maintenance fund by \$2800.00, but not to exceed \$5000.00.
- Larry Clough seconded the motion.
- Motion carried.
  
- Larry again reminded us that we need to be aware that as the dam ages the cost of the maintenance will go up.
- Larry also let us know that he had been in touch with Jeff Moody at Williams Creek Consulting. Larry said Jeff let him know that WCC had been in touch with IDEM about the WCC report being in error when it said we have too much open water. Jeff was planning on issuing a letter to correct the report.
- Arleen spoke about the wetlands. She is trying to be proactive about the wetlands. She had made contact with a Michael Van Laeken, who has expertise in the wetlands and he could be helpful to us in the future.
- John and Terry said they would work with Arleen on doing a controlled burn of the wetlands.

#### Robert Suraci

- Robert Suraci presented the board with pictures and plans for building a pole barn on Denzel Drive.
- Pat thanked Robert for coming to the board with his intentions but the association has no restrictions for this area and therefore had no concerns for him regarding the construction of his building providing he follow Kosciusko County Building requirements.

#### Old Business:

- Spring PowWow
  - Spring PowWow looked good to everyone. Bernie will work on final touches. All board members will be emailed the Spring PowWow.
- Fish Study
  - Pat is concerned with presenting the information regarding the fish and plant study to the members of the association.
  - John Hart would like to be part of a committee to gather information and then present that information to the association members at the annual meeting.
  - Paul Garl, Bernie Ebetino and Steve Herendeen have all agreed to be a part of the committee.

**New Business:**

- Harvester and Lake Maintenance program and budget
  - Terry let us know that there was nothing major that needed to be repaired on the Harvester. There was just general maintenance to do.
  - Steve Herendeen made a motion to set the Harvester and Lake Maintenance Budget which includes parts, labor and gas, at \$2250.00.
  - Bernie Ebetino seconded the motion.
  - Motion carried.
- Inventory of Keys
  - Pat did an inventory of keys. She let us know that the following people had keys:
    - Pat Ebetino
    - Steve Herendeen
    - Terry Radtke
    - Jim Whitehead
    - Larry Clough
    - John Hart
    - Joyce “Arleen” Corson
  - Pat also let us know that LaPSI had returned their keys.
  - Pat has all the extra keys. Also, if you need entrance to the building please contact her.

**Guest Comments:**

- Arleen Corson attended from district 1. She let us know about the interview that LaPSI did for WNIT. She said that basically Anthony is looking to get money for the purchase of native plants. Arleen also let us know that she and Ron are researching the history of the PPA and if anyone is interested or has anymore information to please feel free to contact them.

**Director Concerns:**

- Pat – She has worked with Kendall and has control of the email. She is monitoring it.
- Linda – Double checking with everyone on the board that they understand what Robert Suraci is planning on building.
- Sally – Was wondering if workdays to help with wetlands could be put in the PowWow. Arlene said she didn't have any definite work days schedule at the moment.
- Dave – He let us know that there were no special fishing regulations for Papakeechee.
- Steve Schwartz– He let us know about the old pamphlet he got from Rita about Papakeechee covenants and bylaws. He shared some interesting information with us.

- Bernie – He spoke with Matt Mahner from the DNR. Since we are a private lake we can decide if we have a certain size or limit on the fish as long as they are tighter standards than what the state regulations and laws are.
- Terry was wondering if the board had an issue or thought there was a conflict of interest with him mowing. The board seemed to have no issue with it. Sally also made known that she understands why Terry needs to know and would be interested in doing a long term contract on the mowing.
- Larry – Larry has a canoe at his house if anyone knows who's it might be. Also, he has a scheduling conflict with the Annual meeting. He will need to leave by 10:30.
- John – John wanted to let us know that Karl Keiper completed a book about a trail in the area and it's about the flowers on this trail.

#### **Adjourn:**

- Larry Clough made a motion to adjourn the meeting.
- Steve Herendeen seconded the motion.
- Motion carried.

#### **Meeting Schedule:**

- April 8, 2017 8:00 AM – NWCC (Dave Hewitt's office)
- May 13, 2017 8:00 AM – PPA Building

#### **2017 Goals:**

- Continue loan repayment schedule and pay off by 10-01-2018
- Develop 2018 goals and budget. Set lake dues for 2018.
- Continue to update existing procedures as that process evolves.
- Conduct Wetlands inspection with Williams Creek to their satisfaction if required.
- File delinquent claims in small claims court through our attorney by 06/01/2017.
- Have lake appearance and weed control in good shape by Memorial Day.
- Maintain an easy to use website with up to date information
- Review By-Laws / recommend changes
- Look at potential improvements to the PPA building

#### **Calendar of Events:**

##### January:

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

##### February:

- Set Officers Pay **Completed**
- Preparation for filing prior year's tax return **Completed**

##### March:

- Establish Harvester and Lake Maintenance program and budget. **Completed**
- 1<sup>st</sup> draft of POW WOW by March 30 **Completed**
- Send copy of Tax Return to Lake City Bank (LCB). **Completed**

- Review Inventory of Keys **Completed**
- 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
- Complete first draft of next calendar year's budget.

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
- Propose and approve next calendar year's budget.

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.
- 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.

December:

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