

Papakeechee Protective Association (PPA)
Board Meeting

President, Pat Ebetino called the May 13, 2017 PPA Board Meeting to order.

Roll Call:

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

District # 1 Director: Paul Garl	District # 5A Director: Linda Minnick
District # 2 Director: Bernie Ebetino	District # 6 Director: absent
District # 3 Director: Larry Clough	District # 7 Director: Steve Schwartz
District # 4 Director: Steve Herendeen	District # 8-9 Director: Terry Radke
District # 5 Director: John Hart	

Guests:

Joyce "Arleen" Corson - District 1
Goerganna Hart – District 5
John Korejwa – District 6

Calendar:

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 2nd quarter Dam inspection

Secretary Report:

Minutes from the April 8, 2017 Board Meeting were distributed via e-mail.

- Steve Herendeen made a motion to accept the April 8, 2017 Secretary Report as corrected.
- Dave Hewitt seconded the motion.
- Motion carried.

Treasurers Report:

Sally Whitehead provided copies of the April Treasurer Report.

- Operating Fund: \$ 68,747.75
- Dam Fund: \$ 76,776.30
- Total: \$145,524.05

- Lake City Bank – Dam Construction Loan: **\$85,823.12**

- Bernie Ebetino made a motion that we accept the Treasurers Report for April 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

Outstanding Dues/Assessments for 2017:

- Helen Anlin – Has paid half.
- Steve Bayless – Sally spoke to the renter. The renter let her know that per the rental agreement he is responsible for the dues and assessments. He told Sally that he would pay it once he got his income tax return. Sally is trying to get ahold of Steve. Arleen said she would talk to the renter and try and get Steve's number.
- Michele Creech – A mortgage foreclosure has been filed. Sally has let the attorney for the foreclosure know of the unpaid dues and assessments.
- Dan Gallmeier – Kids are in the process of selling the house. Georgina Hart said she would speak with his kids regarding the dues and assessments.
- Jerry Miller
- Charlie Stuckman
- Going forward with filing the lien on Charlie Stuckman. The other unpaid dues/assessments have circumstances that need to be handled before we go forward with filing a lien.

- Sally Whitehead made a motion to pay of the remaining dam loan balance, taking any additional funds from the operating account.
- Steven Herendeen seconded the motion.
- Motion Carried

- There has been an overage in the operating account for the past several years of \$20,000 - \$25,000. We have the overage because the budget was set and the board has made decisions that have kept our costs down allowing the overage to happen. Thus, allowing us to have the money to pay off the dam loan.

- Sally provided a proposed 2018 Budget.

- This shows an increase in spending of \$4,250.00. This also reflects a \$5,000.00 for an Equipment & Emergency Fund as well as an extra \$2,000 for mowing and an additional \$5,000.00 dam maintenance
- Also, we will hold off on the fish and plant study until 2020 so that the dam inspection and the fish and plant study do not fall in the same year since they are both a large expense.
 - Steve Herendeen made a motion that we accept the proposed 2018 Budget.
 - John Hart seconded the motion.
 - Motion Carried
- Dues increased was discussed due to the projected 2019 Budget.
 - Bernie Ebetino made a motion to wait to raise the dues until we can figure out a better rate for non-lake front properties.
 - No second.
 - Motion Died.
 - Steve Herendeen made a motion to propose a new dues rate to the association at the annual meeting. Raising the Lake Front dues to \$190.00 annually and Non-Lake Front dues to \$80.00 annually.
 - Sally Whitehead seconded.
 - Bernie Ebetino and Linda Minnick opposed.
 - Motion Carried.
- We will send out a letter and/or postcard before the annual meeting to inform the members that this will be discussed at our annual meeting.

Dam & Lake Maintenance/Boats Report:

- General:
 - Terry let us know that Paul & Chris only charged \$225 for the 9-inch log for the boat. The log is on the weed harvester.
 - Terry spoke with Kurt Hursey 3 weeks ago, he was just out to mow the slope yesterday, May 12, 2017.
 - The lake was treated yesterday, May 12, 2017. The chemical boat ran well and the buoys are out to let everyone know that the chemicals are in the lake.
 - Terry will get the Harvester in later this week or early next week.
 - There will be two checks to Donahue. One for chemicals to treat the lake and the other to treat the rip rap.
 - Terry thinks we need to fix the concrete on the boat ramp. He said it should be an easy fix and should cost between \$100 to \$150.
 - Terry is going to put on hold putting gravel on the west levee. EEI say that we cannot put the gravel directly on the grass because it would cause a hump and that is not allowed. Dave Moore gave us an estimate of

\$5600.00 to remove the grass and lay the gravel down. Terry is getting more information.

- Terry just reminding us that we are going to eventually have to look at fixing the fence and posts at the inlet area or the “tube”.
- Larry let us know that we did pass the inspection although he hasn't seen the report or the invoice yet. Also, Larry advised us that we should wait to do anything with the turtle crossings and the gravel until we see the report.
- Larry had registered for the DIRT seminar. It was \$50.00. The association gave Larry \$150.00 to cover the cost of the registration and fuel.
- Arleen let us know that the wetland walk about was happening today at 1:00. She is putting out orange markers for loosestrife and red markers for the cattails.

Old Business:

- Fish Study
 - John Hart sent report to Jed Pearson and proof that DNR had jurisdiction of our lake. Dave Hewitt found a court case that showed that the DNR had jurisdiction and it was exactly what he needed.
 - The committee would still like to do a contest this year.
 - Duration possibly be for a month
 - We will need to dig a whole so we can dump the fish somewhere.
 - John would be a check point for the contest. Possibly have someone else as a checkpoint.
 - Prize money and entry feeThese are a few things he is working on for the contest.
 - He is still working on getting us numbers for the walleye stocking.
- Plant Study
 - Arleen is going to look at it and possibly present it at the annual meeting.
- Website
 - Pat talked to Kendall about this.
 - Bernie and Kendall are working together on the website.
 - Going to update the current version that the website is running on.
 - Pat is still monitoring the Gmail account.

New Business:

- No new business

Guest Comments:

- Arleen Corson attended from district 1. She let us know she didn't think the website was user friendly.

- Jon attended from district 5. Jon just wanted to let us know that maybe we should consider a professional to maintain it. Also, that we should look on how the dues is structured.

Director Concerns:

- Larry – Reminded Pat about her concerns about possibly doing water tests on the lake water. Pat was going to reach out to Mark and Diane about the water testing that LAPSI has done the past several years.
- John – Let us know there was a Green moss/alga on the bottom and on lily pads, most likely a cold-water alga. Also, he has seen a white heron in the spillway and sandhill have a nest there.
- Terry – Asked if we could put that the lake had been treated and not to irrigate your laws with lake water for 30 days. Also, we need to get the odds and ends out of the water at the east end of west embankment.
- Steve Herendeen – Asked to put the fencing on Koher or the “tube” on the agenda. Also, wanted to reiterate that this is exactly why we need to up our dues.

Adjourn:

- Dave Hewitt made a motion to adjourn the meeting.
- Terry Radtke seconded the motion.
- Motion carried.

Meeting Schedule:

- June 10, 2017 8:00 AM – PPA Building
- July 8, 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**
- 1st 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 1st quarter Dam inspection. **Completed**

April:

- Dues and fees are due April 1. **Completed**
- Complete harvester maintenance **Completed**
- POW WOW distributed - **Completed**

May:

- Pay property taxes for year **Completed**
- Weed treatment **Completed**
- Water quality testing
- Send list of delinquent property owners to Steve Snyder
- Complete first draft of next calendar year's budget. **Completed**

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
- Propose and approve next calendar year's budget.

August:

- Annual Meeting
- Review Insurance coverage

September:

- Set goals for next calendar year.
- 1st draft of POW WOW by September 30
- Conduct 3rd 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 4th quarter Dam inspection.
- Dec 15 receive professional liability insurance renewal; review coverage for revisions