

Papakeechee Protective Association (PPA)  
Board Meeting

President, Pat Ebetino called the June 10, 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: absent	District # 7 Director: Steve Schwartz
District # 4 Director: Steve Herendeen	District # 8-9 Director: absent
District # 5 Director: John Hart	

Guests:

Joyce "Arleen" Corson - District 1  
Ron Corson – District 1

**Calendar:**

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.

**Secretary Report:**

Minutes from the May 13, 2017 Board Meeting were distributed via e-mail.

- Steve Herendeen made a motion to accept the May 13, 2017 Secretary Report as written.
- John Hart seconded the motion.
- Motion carried.

**Treasurers Report:**

Sally Whitehead provided copies of the April Treasurer Report.

- Operating Fund: \$ 50,883.28
- Lake City Bank – Dam Construction Loan: **\$0.00 – Loan has been paid in full.**

- Bernie Ebetino made a motion that we accept the Treasurers Report for May 2017.
- Paul Garl seconded the motion.
- Motion carried.

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

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

- Michele Creech                      9800 N. Denzel Dr. – Lien filed

#### **Outstanding Dues/Assessments for 2017:**

- Helen Anglin                      Lot 13 Lake Papakeeche SD 6
- Steve Bayless                      9497 Promontory Point Dr.
- Michele Creech                      9800 N. Denzel Dr.
- Dan Gallmeier                      9033 E. Circle Dr. N. and 9016 E Circle Dr. S.
- Jerry Miller                          8681 E. Hatchery Rd.
- Charlie Stuckman                  8765, 8775, 8783 E. Hatchery Rd. – Lien Filed

### **Maintenance Report Dam, Lake, Grounds:**

- General:
  - Both Larry and Terry were absent at the meeting but did email information regarding the Maintenance of the Dam, Lake & Grounds.
  - Larry let us know that he is still waiting on the dam inspection report and invoice from EEI. He is also attending the ASDSO workshop Tuesday, June 13. Larry also informed us that he had been notified by email that EEI has become part of a larger nationwide engineering firm called Terecon.
  - Terry let us know that Paul Ernst volunteered to mow (run the weed harvester) this year. Paul has been busy mowing behind the D.N.R. building and will proceed mowing other areas as time progresses and they are getting things ready to treat lily pads in the problem areas. Terry had not done the dam inspection yet. He also had not received the bill from Hursey's yet for the mowing of the "slope". Terry was going to be taking out the marker buoys since it has been a month since the chemicals were put in the lake. The 9 inch stop log is in place but there is still a lot of water coming in from Tri-County. If necessary he will remove the 9 inch stop log.
  - Arlene spoke about the work day after the meeting and showed us the treatment process for the cattails. She also handed out pictures and information regarding good and bad plants.
  - Arlene is also researching plants that are good plants. We need good plants to be planted to "eat" the bad plants.
  - The fence along the "tube" on Koher Rd. needs to be address. Ron Corson from district 1 was present and let us know that the fence was put in place to stop people from launching boats and fishing off the side of the road. The fence was last updated in the late 70s to early 80s.

- Pat was going to ask Terry to get an estimate on how much it would cost to replace the fence and posts.

### **Old Business:**

- Fish Study
  - Nothing new from the committee. They were working on getting together to meet.
  - John was planning on giving a brief talk at the annual meeting regarding the fish study.
- Plant Study
  - Arleen is going do a brief talk at the annual meeting regarding the plant study.

### **New Business:**

- Steve Herendeen, Sally Whitehead and John Korejwa were appointed to the Financial Review Committee. Steve Schwartz will be an alternate member if for any reason Steve, Sally or John could not be on the committee.
- Nominating Committee – Vice President, Treasure, District 1, 3, 5 and 7 are up for re-election this year. All current Board members are more than happy to serve again.
- Also, we need to consider getting the covenants and bylaws recorded. Steve Snyder did say if we made any more changes to the covenants and bylaws we should recorded them in the Kosciusko County Recorder's Office. Since, we are looking at raising the dues again this is something that should be on the radar.
- Pat said she received a call from Karen Paloian about the vacant lot owned by Advantage Real Estate Sales & Development Inc. She said the neighbor complained about it being a nuisance lot because it was never mowed and neighborhood kids were using it and leaving trash on the beach. Pat recommended that she call the county since there is a building on it the county would do something about it. She also gave her Steve Schwartz's information since it is his district.
- Fourth of July will be happening before the next meeting. Steve Schwartz said he would rope of the drive.

### **Guest Comments:**

- Arleen Corson attended from district 1. Ron let us know that he would eventually like the space back in his garage where he stores all the Papakeechie information. When we consider potential improvements to the PPA building we need to be aware of how much space it takes up. His garage is 24'x50' and Papakeechie Information takes up about 20% of that space. However, when you get maps and other things out you would need more space to spread out.

### **Director Concerns:**

- John Hart – Had some concerns about the mitigation of the wetlands.
- Paul Garl – Asked when the Wallace’s would be having their annual Fireworks. They are happening on July 3.
- Candace – Had some concerns about certain boats sitting on blue gill beds for too long and decimated those beds. There is a limit on fish per the covenants and bylaws as to Article V, Section 1 (A), Number 2.
- Dave Hewitt – Asked about the association building’s septic. Dave Moore put in a 1,000 gallon tank in the late 80s. Also, the septic tank is on the south side of the building.

### **Adjourn:**

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

### **Meeting Schedule:**

- July 8, 2017 8:00 AM – PPA Building
- August 13, 2017 9:00 AM – Annual Meeting 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. **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 **Completed**
- 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. **Completed**

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