

Papakeeche Protective Association (PPA)  
Board Meeting

President, Pat Ebetino called the July 8, 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 Radtke
District # 5 Director: absent	

Guests:

Joyce "Arleen" Corson - District 1  
Ruairi Fennessy – District 5  
Paul Erst – District 6

**Calendar:**

July:

- Plan for Annual Meeting
- Propose and approve next calendar year's budget.

August:

- Annual Meeting
- Review Insurance coverage

**Secretary Report:**

Minutes from the June 10, 2017 Board Meeting were distributed via e-mail.

- Steve Herendeen made a motion to accept the June 10, 2017 Secretary Report with corrections.
- Bernie Ebetino seconded the motion.
- Motion carried.

**Treasurers Report:**

Sally Whitehead provided copies of the April Treasurer Report.

- Operating Fund: \$ 49,556.50
- Lake City Bank – Dam Construction Loan: **\$0.00 – Loan has been paid in full.**

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

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

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

- Dan Gallmeier      9033 E. Circle Dr. N. and 9016 E Circle Dr. S.
- Michelle Creech had not paid her dues in 2014, 2015 and 2016. The house was in foreclosure and has since been sold. The 2017 dues were paid when the house was sold.
- Sally Whitehead made a motion to write off the dues that Michelle Creech owed for 2014, 2015 and 2016.
- Bernie Ebetino seconded the motion
- Motion carried.

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

- General:
  - Terry let us know that the inspection went well. The 9 in. stop log is in and the lake level is at the -3 in. mark
  - The turtles have been using the turtle crossings on the west levee.
  - Paul Erst has been helping with the “mowing”, cutting the weeds in the lake. He had been working on the mowing for 3 weeks and took the last week off.
  - There have been complaints about the weeds on the south end and the west end of the lake.
  - Terry is mowing the grass about once a week. He got the invoice from Hursey for mowing the west levee slope. It took 1.5 hours and the bill was \$45.00. Terry did notice that Hursey were leaving ruts, tire marks, where they mowed. Terry specifically discussed with Hursey that he couldn't leave ruts on the slope as it could affect the dam inspection. After trying to mow the slope himself, Terry feels comfortable doing it and going forward he will mow the slope.
  - Terry is going to build up the grass way between the wetlands and the channel. The wetland is leeching into the channel at the moment and this needs to be addressed.
  - Larry let us know that he went to the workshop in Indianapolis and found it insightful. After attending the workshop, he believes that we need an Emergency Action Plan (EAP) in case the dam would fail for any reason. He spoke with David Smith from the DNR. There is a template for an EAP on the DNR's website. David is willing to walk Larry through the template.
  - Larry also advised that this EAP plan calls for certain positions such as the Coordinator, PR Admin an Engineer, etc. Larry wanted us to be aware that these positions will need to be filled and who could possibly fill them.

These positions are in place to make sure things can run as smoothly as possible in case an emergency happens with the dam.

- Steve Herendeen said he would look into the insurance for the Association in regard to having or not having an EAP.
- Terry Radtke made a motion to give compensation to Larry for everything he has done in regard to the dam project.
- Dave Hewitt seconded the motion.  
The motion was discussed. Several things were said in respect to the amount of money that Larry saved us it being in tens of thousands up to \$150,000.00. After the discussion the motion was modified to the following:  
To thank Larry Clough for his efforts, which resulted in thousands of dollars of savings on the dam project, Terry Radtke made a motion that we give Larry a gratuity of \$5000.
- Motion carried.
  - Larry abstained from the voting of this motion.
    - Arlene said that the wetland will help with flooding if the dam were to fail. She also presented a handout in regard to what is happening with the wetlands.
    - The wetland inspection is August 8, 2017.

#### **Old Business:**

- Fish Study
  - Pat was going to reach out to John about handout for annual meeting regarding the fish study.
- Plant Study
  - Arleen is going to do a brief talk at the annual meeting regarding the plant study. She will get her handout to Pat.
- Fence along Koher Rd.
  - Terry looked into this. Moore and Moore doesn't do that type of work. Ron Excavating hasn't called him back. Someone he did call was going to come next week and take a look at it. Terry offered the use of our boats if that were to help. Arlene said she would get Terry the information of the person who originally installed the fence back in the 80s.

#### **New Business:**

- Planning for Annual Meeting
  - Pat drew up a letter to send to the members. Pat was making a few changes to the letter before sending it out.
  - The agenda was made for the meeting
  - Set-up for the meeting will be Friday August 11, 2017 at 6:00 pm.
- Ruairi Fennesy
  - Mr. Fennesy wrote Pat in regard to the neighbor's property in regard to the over growth of trees blocking his view of Wawasee. After some discussion Mr. Fennesy is going to try and talk with Renee Hursey, the

owner of the property regarding the overgrowth, regarding the powerline that is overgrown with vines, Mr Fennesy will contact NIPSCO.

### **Guest Comments:**

- Arleen Corson attended from district 1. Arlene let us know that Grace College was out in the Wetlands/Channel testing the water. Arlene was wondering if anyone can test our water. Pat thought that answer was no, however, Nate Bosch at Grace College is a friend of association members and has had permission to be on the lake for numerous years. The concern with them testing the water is what would happen if they did get a bad water test. Would they contact the board? Arlene said she was going to follow up on this.
- Paul Erst attended from district 6. Paul said he has been working hard on keeping the weeds in check but there are a lot out there.

### **Director Concerns:**

- Larry Clough – Thanks. It is nice to be appreciated.
- Paul Garl – Thanked the Wallace's for the great firework show. Maybe possibly put an announcement in the newsletter next year about it.
- Linda Minnick– Mr. Blackmer stopped her as she was out in her boat. He had some concerns about the weeds by him. Also, he was using a metal rake to keep the turtle crossing in check in front of his property. He is also weed whacking the weeds that are in the rocks by his house.
- Steve Herendeen – He would like to make getting the EAP done a 2018 goal.
- Terry Radtke – He is working on digitalizing the water temps and rainfall. Also, Paul Erst has been a great help with everything.

### **Adjourn:**

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

### **Meeting Schedule:**

- August 12, 2017 9:00 AM – PPA Building
- September 9, 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. **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 **Completed**
- Fiscal year end June 30 **Completed**
- Conduct 2<sup>nd</sup> quarter Dam inspection **Completed**

### July:

- Plan for Annual Meeting **Completed**
- 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