

Papakeechee Protective Association (PPA)  
Board Meeting

President, Pat Ebetino called the September 9, 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: absent         | District # 8-9 Director: absent       |
| District # 5 Director: David Floyd    |                                       |

Guests:

- Joyce "Arleen" Corson - District 1
- Ron Corson – District 1
- Rita Schnedler – District 7
- Mac Hodges – District 2
- Steve Longstreet – District 5
- Mark Laurent - District 4
- Diane Tulloh – District 4

**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 July 8, 2017 Board Meeting were distributed via e-mail.

- Bernie Ebetino made a motion to accept the July 8, 2017 Secretary Report.
- Paul Garl seconded the motion.
- Motion carried.

**Treasurers Report:**

Sally Whitehead provided copies of the July and August Treasurer Report.

- Operating Fund: \$39,698.23

- 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 July and August 2017.
- Larry Clough seconded the motion.
- Motion carried.

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

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

- None.

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

- General:
  - Terry wasn't at the meeting but sent out an email regarding a few items.
    - He is still looking into the fence at the "tube". The son of the man who put this originally in came out and looked at it but he has some concern about the powerlines. The son also thought costs could be \$10,000.
    - He is still researching a remote automated lake water level reading system to collect our data.
    - Weed harvesting is about done thanks to Paul Ernst.
    - The dam inspection is scheduled for the next couple of weeks.
    - Thanks to Linda Minnick for spreading the rocks where someone had made a dam in the channel.
    - He also noticed, while cruising around the lake, a chunk of concrete broken off the south side of the drop box. It is about 9 in. long by 4 in. down by 1 ½ in. deep. He will address this before the weather gets bad.
    - Grass mowing has been going fine. Tuesday was his 18<sup>th</sup> mowing of the season.
    - He did some grading to the hill bypass road off of Circle Drive.
    - Terry also agrees with Dave that something should be done about the Aerial Bombs that have been going off near the west levee.
  - Larry let us know that we got our report from DNR. The report states that our dam is "Satisfactory".
  - There are 8-10 action items that we need to work on. These are maintenance items that we knew about.
  - Terry and Larry are working on an estimate for these action items. Larry let us know that they think it will be roughly \$7,000. The biggest item is to add rip rap to the levee. This estimate does not include the damage to the drop box. Terry and Larry will come back to the board with a more defined estimate. Much of these repairs will not happen until spring.

- Williams Creek had to come back for a second visit because the GPS they use to measure the mitigation area wasn't working on their first visit. WCC said they found NO purple loosestrife on the second visit.
- Arlene did a great job on the wet land mitigation
- Arlene let us know she is trying to pick some seeds to spread around the lake to help with the eradication of the loosestrife.

### **Old Business:**

- Annual Meeting
  - Pat thought the annual meeting went well. She let us know that as a board we need to be careful of our comments and that we need to be on our best behavior.
  - Bernie thought maybe we could do an intermission to let people use the bathroom or go smoke.
  - Dave F thought we had spirited discussion but was tame.
  - Candace handed out Drafts of the minutes.

### **New Business:**

- PowWow
  - Draft sent out last night.
  - Bernie is going to try to send out most of them by email, however, if he doesn't have an email he will send it out by regular mail.
- 2018 Goals
  - Pat passed out the 2017 Goals which were reviewed.
    - Rita Schnedler, District 7, suggested that we try to finance to get conveyor to get the weeds and leaves out of the lake. After much discussion regarding this. Steve Longstreet, District 5, volunteered to help Larry look into the pricing for something like this.
    - Larry said that since it was Recommend that we do a Self-Inspection, we could take No. 4 off.
    - Candace suggested adding the Emergency Action Plan.
  - Candace will update the goals and get them out to the members to review before the next meeting.
- Paddle Boat with Motor
  - Pat confirmed that the boat belonged to Robert Swihart of District 1.
  - Pat sent him a letter following procedure 7.1.
  - Robert then called Pat. He let her know that he bought one with a motor because he saw other boats with motors. He said he had no problem removing the motor.
  - Steve Longstreet, District 5, asked if Pat had proof. Pat said she would check back with him before the next meeting to make sure that it happened.
  - Rita Schnedler, District 7, suggested we send out a note to local realtors reminding them we are a non-motor boat private lake
  - Dave F suggested that we put it on the website.

**Guest Comments:**

- Arleen Corson district 1 and Rita Schnedler District 7. Let us know they are putting together an appreciation dinner for the board members and spouse and people who helped with the wetlands mitigation.

**Director Concerns:**

- Dave Floyd. – Had some questions regarding fence at the “tube”.
- Larry Clough – He was looking into a pier for the Millers’ on the levee. He said that procedure had been written about this. After some discussion letters were going to be sent out to Burt Blackmer, Jerry Miller and Rita Schnedler regarding the process of putting a pier in front of their properties on the levee.
- Paul Garl – Thanked Pat for taking care of the boat situation with the Swiharts.
- Linda Minnick–Wanted to make sure that the Ballentine’s were on the list of property owners. At the meeting, they could not find their name. Because there was a concern at the annual meeting about the accuracy of the fish study, Linda had an idea to use a self-reporting fish inventory. There are software programs available for this. Paul let her know that the fish study could be off because it was so late and so cold. Also, the DNR guy let them know that a fish competition wouldn’t even touch the numbers of carp in the lake. Linda also asked about a welcome package for new home owners on the lake. There is a letter that Sally will send out since she is the one notified when someone buys a house on the lake. Linda said she would talk to Burt Blackmer regarding the Aerial Bombs.
- Steve Schwartz – The Paloians’ are still unhappy about the empty lot next to them. The owner mowed by the road but not by the lakeside. He also suggested we do a Clean-up day in the spring and that the association provide a dumpster. He checked with Stuckman’s and a 40yd dumpster would cost \$540. He was going to look into a place to dump paint and things of that nature that Stuckman’s would not take. Mark Laurent – District 4 said that maybe it could be in conjunction with LAPSI roadside clean-up day they have in April.
- Sally Whitehead – Wanted to make sure we all saw her email regarding the Paloian’s variance.
- Dave Hewitt – Need to take care of the other pier on the west levee. Also, he has been getting complaints regarding the “Bird Vet”. The bird makes a loud amount of noise. Is there a noise ordinance or can we send him a friendly letter? Maybe Dave can reach out to Steve H and he can talk to him first. Dave thinks we should consider get the lake level evaluated to get proper elevation to remove houses from the Flood Plain.
- Bernie – Will put a note in regarding the boats at the association building. Rita Schnedler asked if we could get stickers for boats and make the members pay for the stickers so we would know whose boats are out there.

**Adjourn:**

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

### Meeting Schedule:

- October 14, 2017 8:00 AM – Dave Hewitt's Office
- November 11, 2017 – 8:00 AM – Dave Hewitt's Office

### 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. [Completed](#)
- Send list of delinquent property owners to Steve Snyder. [Completed](#)
- 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. **Completed**
- Review Insurance coverage

September:

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

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