

Papakeechee Protective Association (PPA)
Board Meeting

President, Pat Ebetino called the April 14, 2018 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: Dave Floyd	

Guests:

Joyce "Arleen" Corson - District 1
Anthony Serianni – District 3
Mark Laurent – District 4
Diane Tulloh – District 4
Jody Hodges – District 2
Kim Harp – District 4

LAPSI Update

- Anthony Serianni did a presentation. LAPSI just wanted to bring the board up to date on what it has been doing. Anthony let us know that he just does the talking and Diane Tulloh is the man on the ground. LAPSI is here to help the PPA. They have a website that contains a large amount of literature. If the board knows of anyone else who would like to help please let them know.

Old Business:

Roads

- Dave Hewitt met with Mike Kissinger, Kosciusko County Surveyor. The roads around Papakeechee have nothing to do with the surveyor. It's a legal job. The county did not annex our property. Each property owner owns from their property to the middle of the road and they are responsible for their half.
- Steve Herendeen pulled out his old documents and when he talked to Mike Kissinger, the roads were no longer private.
- Bernie let us know that he did a lot of research on this and believes it no longer belongs to the PPA.
- Jim Whitehead just received the proposal from Dave Moore regarding the cost to repair and maintain Hiawatha and Promontory Pt. He wanted to talk to Dave a little more about it.

- Larry Clough made a motion that Pat goes and talks to Steve Snyder to get his legal opinion on the PPA Roads.
- Steve Schwartz seconded the motion
 - Discussion: The board needs to decide if we have an obligation to help. Sally wondered if we could have a special assessment and bill only the people the road pertains to. It was said the board can decide to make special assessment such as the dam fee for the entire lake but the question about it only being for certain property owners was undecided. This is a question to also ask Steve Snyder.
- Bernie Ebetino opposed the motion.
- Motion carried.

Calendar:

April:

- Dues and fees are due April 1.
- 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.

Secretary Report:

Minutes from the March 10, 2018 Board Meeting were distributed via e-mail.

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

Treasurers Report:

Sally Whitehead provided copies of the March Treasurer Report.

- Operating Fund: **\$80,529.09**
- Steve Schwartz made a motion that we accept the Treasurers Report.
- Terry Radtke seconded the motion.
- Motion carried.

Dues

- 17 still unpaid. That is pretty normal. Sally still can't find Mary Beechy. She sent out the second reminders and now will send out new invoices with delinquent fees.

Maintenance Report Dam, Lake, Grounds:

- Dam inspection was good. The Turtle crossings are going to need a little TLC. He is going to try to roll the grounds by the building. He still would like to add more dirt to the wetlands. Terry will put the stop logs in before he puts the chemicals in the lake. Which will be early May. The chemicals are \$1950 per gallon and we need 6 gallons.
- Terry Radtke made a motion to purchase the 6 gallons of weed chemical for the cost of \$11,700.00.
- Larry Clough seconded the motion.
- Motion Carried.

New Business:

- Harvester Lake Maintenance Budget
 - Terry says the budget is good.
- Necomb Letter
 - Terry stated that it is shallow and there are pier posts and trees down. He can only get through there with two passes of the Harvester.
 - There are several board members who live in this area. There is some concern about the amount of lily pad and maybe we can do something about lily pad control.
 - Bernie is going to reach out to Mr. Newcomb about that letter. Mr. Newcomb lives in Bernie's district.
- Bylaw Changes
 - It was brought to Pat's attention that every time we make a bylaw change we need to be referencing what we change not the date. She would like to get over to Corson's to review all the changes. The Bylaws also need to get recorded with county recorder, however, she is going to talk to Steve Snyder to make sure we are not violating any regulations by how we are operating as an Association.

Guest Comments:

- None

Director Concerns:

- Bernie Ebetino – Asked if Anthony would mind that he put the information from the presentation on the website. Anthony had no problem with that.
- Dave Hewitt – Larry Druckamiller had is property surveyed and it looks like he is splitting it.
- Terry Radtke – Was thinking that the actual fence at the tube was in bad shape, just the posts are. What if we just fix the post and get some help from the people who live one the lake.
- **Adjourn:**
 - Steve Herendeen made a motion to adjourn the meeting.
 - Paul Garl seconded the motion.
 - Motion carried.

Meeting Schedule:

- May 12, 2018 – 8:15 AM – PPA Building
- June 9, 2018 – 8:15 AM – PPA Building

2018 Goals:

1. Develop 2019 goals and budget.
2. Continue to update existing procedures.
3. Conduct Self-Inspection of the Wetlands in accordance to the recommendation of Williams Creek.
4. File delinquent claims in small claims court through our attorney by June 1, 2018.
5. Have lake appearance and weed control in good shape by Memorial Day.
6. Review By-law and covenants. Recommended changes.
7. Look at potential improvement to the PPA building.
8. Work on developing an Emergency Action Plan.

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.

April:

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

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

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.
- 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