

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called May 12, 2018 PPA Board Meeting to order.

Roll Call:

President	Pat Ebetino	Vice President:	Dave Hewitt
Treasurer:	Sally Whitehead	Secretary:	absent

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: absent
District # 4 Director: Steve Herendeen	District # 8-9 Director: Terry Radtke
District # 5 Director: absent	

Guests:

None Present

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 14, 2018 Board Meeting were distributed via e-mail.

- Dave Hewitt made a motion to accept the Secretary Report with corrections.
- Paul Garl seconded the motion.
- Motion carried.

Treasurers Report:

Sally Whitehead provided copies of the April Treasurer Report.

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

Taxes for the association have been paid. They did increase this year.

Dues Collection

- Sally sent out the fourth and final attempt on May 3rd and it would be turned over to the attorneys on May 12th. We have four that are unpaid.
 - Steve Bayless – His renter is supposed to be paying. Paul is going to speak with him.
 - Kelly Brown – Linda was going to see what she could find out about this.
 - Richard Pardy and Carolyn Lenske
 - Charles Stuckman

Maintenance Report Dam, Lake, Grounds:

- **Wetlands**
 - Larry talked to Ryan Cassidy from the Army Corp of Engineers because Arleen pointed out that maybe his letter released us. Ryan said yes, they are releasing us. We do need to talk to the Department of Environmental Management because they have a requirement in there permit that requires us to file a legal change on the property that sets aside the wetlands, he called it an easement. They don't want it filled in with dirt. It is possible that we won't need Williams Creek to come in and do the spring time quick inspection.
 - **Dam**
 - Terry is monitoring a section of the dam that could be possibly be settling. He is unsure at the moment and is continuing to watch/monitor this.
 - There are some sidewalk cracks that need to be fixed and that he is working on fixing them, so they don't deteriorate or crack further.
 - Should be treating the lake next Monday. Candace let Terry know that Tri-County was opening some lakes, so we might see a rise in our water level especially since we are putting the stop logs in.
 - The turtle crossings need some work.
 - There are some bare patches on the west levee that need to be re-seeded.
 - There are several boats as well as debris on the east end of the west levee that are going to need to be removed. There is also a canoe, two paddle boats and a sail boat by the boat ramp and Paul Garl has one as well. Bernie is going to send out an email and post on the website regarding the boats. Letting people know that if they have boats they need to go get them from any of these places
- Larry Clough made a motion to write a procedure regarding the removal of said boats with Linda Minnick and Dave Floyd telling him the contents of said procedure.
 - Dave Hewitt seconded the motion.

- Discussion – Could we look into putting names or stickers on the boats. This is outside of this motion but something that could be discussed later.
- Motion Carried.
- Terry had a conversation with Jim Donahue about alternating chemicals from year to year. Donahue got his calculator out and said with the next chemical in line to use it would double the cost to treat our lake. He said that we need to remember that our lake is unique and if we went by the label on the chemical bottles we would be spending \$24,000 a year to treat the lake. Terry asked him when do you determine if you have an issue? Donahue said when the weeds start taking over the lake and the chemicals quits doing its job. At that point in time I would start worrying about it but if your process works then don't fix it. Terry also asked him about putting the weeds on the shore, he said you might get some runoff back to the lake. Donahue said that he didn't cut at all the last 2 years. He hasn't had to cut because of the different chemicals. We also don't have the large leaf like we use to have as well but we don't really know why. Right know it is costing us \$70 an acre to treat our lake.
- **Grounds**
 - Terry has mowed 2 times already this year. He downloaded the John Deere app and it tells him how and where he mows.

Old Business:

- Newcomb
 - Bernie went and talked to Martin Newcomb. Bernie said that he was very nice to talk to. His major concern is that there is debris like tires and blue barrels that have floated over, and he can't get those things out of the water and up the hill. Bernie said that he would check at the meeting to see if he could get help to come over and get the stuff up the hill. Martin said he was willing to take the stuff to Stuckmans' he just needs help getting it up the hill. He also asked about the lily pads and spadderdock. Bernie let him know that we are working on seeing what we can do about the lily pads and spadderdock. Terry said Dave and him would look at the stuff when they were putting chemicals in the lake.
- Update on discussion with Steve Snyder
 - Pat was concerned about our Bylaw and what ramifications we might have.
 - From an IRS viewpoint we are a Homeowner's Association.
 - So are we obliged by the laws of Indiana in regards to Homeowner's Associations.
 - Pat asked for an estimate on what it would take to get our bylaws reviewed from that perspective.

- We are a non-for-profit corporation and for tax purpose we are a Homeowner's Association, and we do not to abide by homeowner's association law.
 - Steve is going to proceed with getting us an estimate on what it would cost to review the bylaws.
 - Also, they discussed the road issue with him.
 - Steve said that the association does own the road. When the property was platted it included the roads. It is the responsibility of the association to maintain the roads and going back 40 years the association had a budget to maintain them.
 - When asked about the property owners owning to the center of the road, Steve said that that would only be in a subdivision and we are corporation and so we own the road.
 - The association never vacated the road to the property owners on these roads, so association owns the road.
 - When the corporation was formed it was there intent to maintain control of the roads and that was passed on to the PPA.
 - We do not have to take the issue of putting the road maintenance into our budget because it is our obligation to maintain the road.
 - Papakeechee Corporation was established in 1929 and sold/ transfer ownership to Papakeechee Protective Association in 1954.
 - Roads do not have to be in pristine shape, but they must be passable.
 - This issue needs to be considered when we look at our 2019 budget.
- Steve Herendeen made a motion that we spend up to \$2500, with \$1500 of said amount coming from the pier fund, for emergency road repair.
- Larry Clough seconded the motion
 - Discussion: There are two places that need the repairs on Hiawatha. The asphalt going up the hill on Hiawatha needs fixed as well as the gravel going down the hill. The road going up is navigable, however going down is not. There is a road that comes down from Circle drive to the west levee has large washouts. However, this road is not considered an emergency due to the lack of use, whereas, Hiawatha had daily use from association members.
- Motion carried.

New Business:

- Weed Treatment (lily pads, spadderdock etc.)
 - How much/How many of the lily pads can be removed? Sally and Bernie believe it should be at Terry's discretion. If there is an issue it will come to

board and not to Terry. This will cost us some funds, but it is already covered in the budget that Terry has.

- Water Quality Testing
 - Every 2 years we do water quality testing. 2018 should be the year to do them. Is this something that Lapsi is doing? Pat is going to check with Lapsi about what tests they are running and if they will do a report for the Annual meeting.
- 2019 Calendar Year Budget
 - How much are we going to need for the inspections in regard to Williams Creek? Larry thinks we should put \$5500 for this just to be on the safe side.
 - We need to add a line item in for Roads with \$7000 in as the amount and we can discuss it at the next meeting.

Guest Comments:

- None

Director Concerns:

- Larry Clough – He looking to buy a used a four-person paddle boat. If anyone knows of anyone please let him know. He thinks we are doing too much discussion that should be done in a committee and that it is bogging down the meeting.
- Dave Hewitt – Had an issue with trash on Hiawatha. Dave got ahold of Bill Baxter from the Health Department and the DNR was involved since it was behind their office. It has been taken care of.
- **Adjourn:**
 - Terry Radtke made a motion to adjourn the meeting.
 - Larry Clough seconded the motion.
 - Motion carried.

Meeting Schedule:

- June 9, 2018 – 8:15 AM – PPA Building
- July 14, 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. Completed
- Complete harvester maintenance. Completed
- POW WOW distributed. Completed

May:

- Pay property taxes for year. Completed
- 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