

## Papakeechee Protective Association(PPA) Board Meeting

President, Pat Ebetino called July 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 # 2 Director: Bernie Ebetino  
District # 3 Director: Larry Clough  
District # 4 Director: Steve Herendeen  
District # 5 Director: Dave Floyd

District # 5A Director: Linda Minnick  
District # 6 Director: absent  
District # 7 Director: absent  
District # 8-9 Director: Terry Radtke

### Guests:

Jon Korejwa – District 6  
Paul Erst – District 6  
Arleen Corson – District 1

### 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 9, 2018 Board Meeting were distributed via e-mail.

- Steve Herendeen made a motion to accept the Secretary Report.
- Terry Radtke seconded the motion.
- Motion carried.

### Treasurers Report:

Sally Whitehead provided copies of the April Treasurer Report.

- Operating Fund: **\$68,271.69**
- Bernie Ebetino made a motion that we accept the Treasurers Report.
- Dave Floyd seconded the motion.
- Motion carried.

- Dues Collection
  - Everyone has paid.
- Report for Annual Meeting/Budget
  - Added Road Maintenance to Budget
  - Sally is going to review these and get them to Candace to make copies for the annual meeting.
- Sally got a quote from Dave Moore to fix the road on Hiawatha. The quote was for \$2,400. Terry came and did it for \$520.

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

- **Wetlands**
  - Arleen emailed her report to us. She also let us know she was looking at purchasing some plants for the wetlands from Restoration Heartland. Arleen brought an invoice with the list of plants she would like to purchase. The cost of the plants is \$267.29. There is still money in the budget for the wetlands. These plants will help with the maintenance of the wetlands.
  - Larry is still pursuing the release of the wetlands. He has been talking to the CORP regarding this, but he still needs to contact IDEM.
- **Dam**
  - Terry did the 2<sup>nd</sup> quarter inspection and it looks good.
  - Turtle Crossings – We can't keep people off them and the rocks are constantly washing down. After some discussion with Larry they think it would be more cost effective to fill them in with rip rap. The turtle crossings were not originally on the design of the levee and when asked about filling them in, all that was said was that it would be noted in the inspection. Filling in the turtle crossings will also help with the erosion that is happening as well.
- **Grounds**
  - Everything looks good. It is very dry. Terry still needs to bring in dirt for along the channel.
  - Need to clean up the pine tree by the boat ramp.
  - Possibly use the extra fence posts to build a gate. Going to talk to Jim Whitehead about possibly getting his help.
  - All the boats by the boat ramp, except for the sail boat, are gone.
- **Lake/Equipment**
  - Dave F is working on the presentation for the annual meeting. Looking at the harvester to be lake ready for next year is going to cost \$10,000 to \$20,000. Terry is working on all the figures for the cost of maintaining, mowing and treating the lake. Right now Terry is worried about the hull rotting away now. He thinks that replacing it should cost an additional \$6,000 on top of the \$10,000 to get it ready for next season.
  - We have it at \$102,000.00 for the harvester and the trailer and conveyor. With an additional cost of \$3800 to deliver the harvester, trailer and

conveyor. The question that come up next is what we do with weeds once they are out of the lake.

- Terry let us know that he was done with this harvester and would no longer work on it.
- Bernie – Over the last 10 to 15 years are we using the harvester more? Larry said that he has pulled the records and there is no trend.
- Dave F – We need to be paying Terry for his time. He does a lot of things and doesn't charge for his time. Larry said it is hard to do costs because Terry does donate so much of his time. This needs to be put in the presentation.
- Dave H – Possible question that could come up about the chemicals we are using and how we are using them. The only reason we should/would change chemicals is if the weeds become resistance. We have been told if its not broke don't fix it. We put chemicals in when the weeds are at a specific level. The chemicals are for the curly leaf and many other weeds, but it does not kill the large leaf. We can't put the amount in that would be needed to kill the large leaf.
- We need to be prepared to make suggestions at the annual meeting other than buying a new harvester.
  - Dave F - Possibly outsourcing it or we as PPA Members will have to do it, that means buying a new harvester. Pat - Then the question would be, what would we pay to outsource, possible increase of dues. Or we keep it in house and do a loan and a special assessment.
  - If we do a special assessment, what would be the time frame of the assessment and what the fee would be across the board, lake front and non-lake front.
  - Bernie – Possibly doing an ongoing lake maintenance assessment.
  - Steve H – We usually use the special assessment for a large expense. I agree with Bernie to some degree. We are going to assess for a one-time fee, but I have been an advocate for as long as I've been on the board for building for the future. If that means paying an extra \$100 per year to build a fund that makes more sense to me.
- **We are meeting on August 4, 2018 at 8:15am to go over the presentation.**
- Arleen - possibly using the weeds for alternative fuel. Dave F is putting this in the presentation. Terry was going to check with Stuckman's to get cost to take the weeds away. This is something that can be resolved after the annual meeting.

#### **Old Business:**

- **Abandoned Boats**

- Dave F passed out the procedure for abandoned boats. He had a few questions like the number of days for notification and possibly taking

someone else's boat if it is never claimed. Dave F and Larry are going to work on finalizing it.

- John Korejwa – He did some research on possible stickers to put on the boats. He said he would bring them to the meeting cut out and let the members pick them up. Let's see how they are received.

### **New Business:**

- **Annual Meeting**

- Pat will bring the microphones and Dave F said he go possibly bring a microphone for the audience members. Pat was going to have Mark Laurent from LaPsi get ahold of Dave F. Pat will talk to Sally or Jim to see if Jim was going to run again for District 6. Candace is going to re-send out the minutes for everyone to look at. We are going to set-up on Friday the 10<sup>th</sup> around 6ish.

- **Burt Blackmer**

- Larry sent out an email regarding what has been happening with Burt. Steve H, Larry and Terry met with Burt about putting in a pier in front of his house. Larry and Terry were on the Dam and Safety Committee and they told him what needed to be done, that they need drawings and pictures of progress. So far Burt has complied with everything. He has the float in the water but there is still some work that needs to be done. The ramp from the float to the top of the levee is one thing as well as putting the rip raft he moved back. Before approval there needs to be a final inspection.
- Pat drew up an agreement that she would like Burt and the association to sign. Candace thought maybe it should be recorded at the county. In the long run it protects us and would help Burt sell his property. Steve H was concerned about asking Burt to Sign and then record this document. Steve didn't want us to lose the ground we have gained with Burt.
- Linda had a concern that with no regard the 'back porch meeting' took place without the Board being made aware that it was happening, that the pier was already in place before the Board was informed it had been allowed and that it appeared as if the President and in turn the Board, had been undermined.

- **Stop Signs on Circle**

- Pat received a complaint about the stop signs fading on circle drive. We did not put the stop signs up. Dave F was going to check with the Highway Department and see what can be done about this.

- **Unkempt Property Complaint**

- Linda Yoder contacted Pat about an unkempt property. Terry has already taken care of it.

### **Guest Comments:**

- **Arleen Corson** - Plants are growing great in the wetlands.

- **John Korejwa** – Website has been updated. On the turtle crossings can we possibly just put rip rap down the center to stop people from dragging their boats down it.

#### **Director Concerns:**

- **Steve H** - There is \$950 left in the pier fund and he would like to use it to fix the pier at the east end of the west levee. He would like to hire Rookstools or Davidson Pier to fix it. We should see what costs is to put the pier in and take it out.
- **Paul Garl** – People complaining about all the stuff on the shore at the A-Frame house on Promontory. Paul did speak to him and he seems to be working on it.
- **Linda** – She was going through some of the old minutes and saw that at the September meeting in 2014, Ron Corson made mention that the roads are dedicated to the property owners.
- **Terry** – Address Change for Austin Deblock

#### **Adjourn:**

- Bernie Ebetino made a motion to adjourn the meeting.
- Dave Hewitt seconded the motion.
- Motion carried.

#### **Meeting Schedule:**

- August 4, 2018 – 8:15 AM – PPA Building
- August 11, 2018 – 9:00 AM – PPA Building (Annual Meeting)
- September 8, 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**

- 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.

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. 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.
- 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.
- 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