

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called September 8, 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: Andrew Bishop |
| District # 3 Director: Larry Clough | District # 7 Director: absent |
| District # 4 Director: Steve Herendeen | District # 8-9 Director: Terry Radtke |
| District # 5 Director: Dave Floyd | |

Guests:

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

Calendar:

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.

Secretary Report:

Minutes from the July 14, 2018 Board Meeting were distributed via e-mail.

- Bernie Ebetino made a motion to accept the corrected Secretary Report.
- Paul Garl seconded the motion.
- Motion carried.

Minutes from the special August 4, 2018 Board Meeting were distributed via e-mail.

- Sally Whitehead made a motion to accept the corrected Secretary Report.
- Dave Floyd seconded the motion.
- Motion carried.

Treasurers Report:

Sally Whitehead provided copies of the July Treasurer Report.

- Operating Fund: **\$67,229.21**

- Larry Clough made a motion that we accept the Treasurers Report.
- Andrew Bishop seconded the motion.
- Motion carried.

Sally Whitehead provided copies of the August Treasurer Report.

- Operating Fund: **\$66,163.62**

- Steve Herendeen made a motion that we accept the Treasurers Report.
- Dave Hewitt seconded the motion.
- Motion carried.

Maintenance Report Dam, Lake, Grounds:

- **Wetlands**
 - Arleen brought in several plants that are in the wetlands to show us exactly what they are. She also let us know that Diane Tulloh cleaned out the inlet and it looks great!!

- **Dam**
 - Terry is going to do the inspection in the next couple of weeks.
 - He will be flushing the toe drains.
 - Terry is going to be bringing in more dirt to make the berm between the wetland and the channel higher.
 - Terry priced the cost of rip rap to fill in the turtle crossings. It would cost \$500 and he is planning on getting the rip rap put in before spring.
 - Terry has yet to purchase the data logger to monitor he asked for. He still would like to purchase the more expensive data logger and keep it at his house. He was going to dig a 6 inch hole in his yard to get lake levels and temps. Larry was going to take measurements at the dam to compare for awhile to make sure everything is correct. Paul Erst helps as well with taking the measurements.

- **Grounds**
 - Everything looks good and the mowing is going well.

Old Business:

- **Committee Update - Harvester**
 - Dave Floyd thought that at the Annual Meeting the harvester presentation went well and that there was general approval from the members that were present to proceed with the purchase of the new harvester.
 - Terry said there were several members that came up to them after the annual meeting and that a meeting was held. Jim Whitehead, Larry

Clough, Steve Long, Paul Ernst, Arleen and Ron Corson, Mark Laurent and Craig Keefer were all present.

- The group seemed all in favor of the Harvester but there was some concern about purchasing the conveyor.
- Craig Keefer and Mark Laurent wanted us to get other bids.
- The company we are looking at going with is the company that made our 38yr old harvester and it is \$100,000 cheaper than the next company.
- There was some discussion about purchasing the conveyor.
- Jim Whitehead was concerned about the risk of spending \$30,000 on the conveyor and not being able to use it.
- Larry suggested that we have one location for the conveyor. Which would be on the sidewalk by the boat launch and then putting the dumpster on the other side to collect all the weeds. There also might be a need for a second person on shore to unload the weed.
- Having one location would reduce the risk of damaging it.
- Bernie asked if the boat ramp is the ideal location. Larry said Yes.
- Dave H thought a central location is a good idea.
- Pat asked if the conveyor would sit outside all the time. Yes, it would sit out there when the harvester is in use but would be put in during the winter months. We need to think about the risk of vandalism if we are going to leave it out all the time.
- Arleen let us know that they stopped using the conveyor belt that goes with current harvester after 20 years.
- Sally think we should wait on getting the conveyor it is a lot of risk for a large amount of money.
- Candace wondered if there would be issue with getting a 2019 harvester and then getting a 2020 conveyor.
- Linda asked if the new harvester work like the old one? It will move a foot closer to shore than the old one.
- Pat asked about possibly buying a used harvester. Terry's thought is why would we buy someone else's problem. Larry thinks it would us back in the same box.
- Dave F asked if we need to get approval to do an assessment. Pat let him know that we do not need approval, but we like to make the members aware.
- Steve H asked if Terry would do the maintenance on the new harvester. Terry wasn't sure.
- Pat asked if we had a place to take it. Terry said yes. This is something that we will need to budget for.
- Larry questioned how many times we could exercise the line of credit. Steve H was going to check on that. Larry also asked about the interest rate. Steve H let us know it was a variable rate.
- Terry asked if we got the conveyor why wouldn't we use it?
- Dave H. asked if there are any other lakes doing this. Terry said he was aware of some lakes in Ohio doing this.

- Sally asked how many dumpster loads? Larry said that the standard deviation is so variant. You could pick an average but that might not work.
- Dave F, we need to make a decision soon. Larry agreed we need to order by the end of the year to have it for next year.
- Dave F can we ask the vendor about delaying purchase of conveyor.
- Arleen wrote a book about when we got the current harvester. Also, she was wondering what IDEM would say about putting it on the east levee? Also, what about buy a lot on the lake to dump the weeds?
- Linda asked what the time would be for each load.
- Dave F simply put we need a Harvester.
- Steve H, we need hard numbers for next meeting. We got almost unanimous agreement for the new harvester and that was because we talked about getting the weeds out of the lake.
- Pat, please come back next month with hard numbers and let's be ready to make a decision.
- Terry did let us know that they knocked down the shipping cost because of where they are shipping it to. They can go back with a full load since we are in northern Indiana.
- Paul Ernst was asked his thoughts since he helps with the mowing of the weeds. He is not sure how its all going to work with the conveyor.
- Terry asked about possibly getting a barge to pull behind the harvester.
- Linda could we possibly cut options to help with the costs.
- Steve H asked what we are doing with the assessment. Are we doing 1 time or multiple? We should have two options you either pay it all up front or you pay on the payment plan that the board will offer.
- This might delay the Pow Wow, but we should put this information in the Fall Pow Wow.
- Dave F questioned if we would get backlash. Pat said yes, we will get some backlash.
- Bernie let us know that he has no articles for the Pow Wow and that he would like an article about the new harvester, wetlands, he was going to reach out to Lapsi and need the president's message.

New Business:

- **Variance Request – Mark Diester**
 - Variance request is to put an 8'x8' shed on the property we sold to him.
 - Sally thinks there should be no problem.
- **Meeting Schedule**
 - Pat sent out a tentative meeting schedule. Everyone agreed it looked good.

- **Goals**
 - Made the 2019 goals.
 - Candace will be getting those typed and out to everyone.

Guest Comments:

- **Arleen Corson**—Document everything so if the Corp comes and check on things. Emergency Action Plan is a good idea. Patsy Smith gave her some old pictures of the lake and she made a book about it. She has been labeling her trees at her house.
- **John Korejwa** – Brought more labels in for the boats. We should talk to Mark Diester about maintaining the new harvester. Also, he does not want dog crate like structure around the conveyor to protect it.

Director Concerns:

- **Dave H** – Can you get everything in the building? Terry said he will get all the boats in the building.
- **Steve H**—Should have updating the building in goals.
- **Paul Garl** – contacted Moore & Moore for gravel, working on getting estimate but can't get Don & Sons to call him back.
- **Terry** – Steve Yoder is going to put his house for sale and build on the corner lot. He asked about putting a fence in the back yard that butts up to the levee.

Adjourn:

- Steve H made a motion to adjourn the meeting.
- Dave F seconded the motion.
- Motion carried.

Meeting Schedule:

- October 13, 2018 8:15 – PPA Building
- November 10, 2018 8:15 – NWCC Dave Hewitt's Office

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 PayCompleted
- Preparation for filing prior year's tax returnCompleted

March:

- Establish Harvester and Lake Maintenance program and budget.Completed
- 1st draft of POW WOW by March 30Completed
- Send copy of Tax Return to Lake City Bank (LCB).Completed
- Review Inventory of KeysCompleted
- 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 treatmentCompleted
- 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 committeeCompleted
- President appoint Audit Committee of 3 Association MembersCompleted
- Fiscal year end June 30Completed
- Conduct 2nd quarter Dam InspectionCompleted

July:

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

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