

Papakeechee Protective Association (PPA)
Board Meeting

President, Pat Ebetino called the April 13, 2019 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: Sherry Doherty
District # 4 Director: Steve Herendeen	District # 8-9 Director: Terry Radtke
District # 5 Director: Dave Floyd	

Guests:

Joyce "Arleen" Corson - District 1

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 9, 2019 Board Meeting were distributed via e-mail.

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

Treasurers Report:

Sally Whitehead provided copies of the March Treasurer Report.

- Operating Fund: **\$115,194.44**

- Sally let us know there 16 people have not paid. 6 of those people said they have mailed them out. She will mail out invoices on Monday with the added late fees.
- Dave Floyd made a motion that we accept the Treasurers Report.
- Paul Garl seconded the motion.
- Motion carried.

Maintenance Report Dam, Lake, Grounds:

- **Wetland:**
 - Arleen sent her report to the board via email. DNR helped with the burn.
 - Larry read the minutes from the March meeting since he was not present. After seeing those minutes, he went back and re-read Ryan Cassidy's letter. His take on the letter is that it released us from monitoring and if we provided him with an easement, the Declaration of Restrictions we recorded, then he could release us from our permits. Larry believes that the CORP may visit on occasion and we can't just let the invasive and exotic plant species take over. Also, the site can't be disturbed unless approved by the CORP. This is not saying we aren't allowed to touch it, we just can't fill the wetlands in. The wetland needs to stay as it was when it was released. The goal of the board and the lake association should be to get off Ryan Cassidy's radar.
 - The reason Larry has been dealing with this is because in 2011 the CORP, IDEM and the contractors needed a single point of contact and the board named Larry as this person. This was formally done with a signed document by the residing President at the time, Steve Herendeen and the residing secretary, Pat Ebetino. Larry is still involved with this because he has been waiting on the release of the permits. Since, this has happened Larry believes he shouldn't have the authority to make decisions and believes a document should be done to release him of this right. Larry would still be acting as an advisor with Arlene to board regarding the wetlands with the goal to get under the CORP's radar.
 - Dave F – Worse case what happens? Larry – You are asking a question that I don't have an answer for.
 - Bernie – Points in the letter are ambiguous. We should ask Ryan for clarification on exactly what we can and can't do. Once we have that then we can put a procedure into place.
 - Dave H – It is not ambiguous. We can't change it. We need to keep it the way it was when released from permits.
 - Dave H – Can we still use Larry as the contact person? Larry – I don't have a problem with that, especially since I already have an established relationship with him.
 - Larry – I have talked to Ryan and he will not do what Bernie is asking. He will point us back to the Williams Creek permits.

- Bernie – What I understand is that until eternity we will need to spend money and keep doing this.
- Larry – This is a requirement for the mitigated wetlands. Some other wetland areas are not doing this but that is because they are under the CORP's radar.
- Bernie – Can't we get it in writing from the state what we can and can't do.
- Pat – Once we get a letter it can still change.
- Arleen – Our wetland is not natural, it is man-made.
- Dave F – I think we should reach out to Ryan for closure. Larry – The Declaration of Restrictions we recorded is the closure. We don't need/want to go back to Ryan.
- Pat – We are following the Williams Creek permits.
- Bernie – We need to find out what we need to do.
- Larry – The list of what we need to do is in the permits. When we hired Williams Creek, we hired them to train us on what to do. There has been training going on for 5 years.
- Bernie – If no longer in permits, then what are we bound by?
- Terry – We should worry about that once something happens.
- Larry – If Ryan comes out and sees something, I'll get an email and we have time to fix it.
- Sherry – Do we have back ups for them? Knowledge transfers?
Larry – Linda and Terry
- Dave H – You could be our Liaison Officer? Larry – Yes.
- Larry – The plan for 2019 should be to follow the survey that Arlene did categorizing what she found in the wetlands. She is on the right track. We should concentrate on what was found in the controlled burn and try and have the 3 work days one in April, May and June.
- Larry – What do I need to do? Call Cassidy? I think we should use our training we have received and use the work days and to continued doing what Arleen is doing in the wetland's.
- Pat – I think we are in agreement.

- Sherry Doherty made a motion that we continue with the plan provided for the wetland.
- Dave Floyd seconded the motion.
- Motion carried.

- **Dam**

- Terry did the inspection. Nothing out of the ordinary. He needs to flush the west end toe drain. There are some limbs down by the Davidhizer property. Linda is willing to help with the cleanup. They will make a pile to burn.
- Larry is getting things set up for the state inspection.

- **Lake**
 - The chemicals went up to \$1975 per gallon, for a total of \$11850.00 for the 6 gallons we need. Terry and Dave will work on getting the chemicals in the lake the first 2 weeks of May.
- Sherry Doherty made a motion to purchase the 6 gallons of weed chemical for the cost of \$11,850.00.
- Bernie Ebetino seconded the motion.
- Motion Carried.
- **Grounds/ Building**
 - Terry has been looking into switching the building over to LED bulbs. He got an estimate to replace the bulbs. To replace ½ of the bulbs it would cost \$901 and to replace all of the bulbs it would be \$1802. The ones we have don't work right. The LED bulbs cost almost as much as replacing what we have.
 - Linda – If we only replace ½ of the bulbs now can we replace the other half later? Terry – Yes.
 - Terry – I would like to replace them all at one time instead of doing it multiple times.
- Terry Radtke made a motion to replace all 14 bulbs with LED bulbs with Terry doing the work for a total cost of \$1802.
- Dave Hewitt seconded the motion.
 - Discussion: Larry – Surprised the cost is not more. Bernie – Would it be more frugal to buy half now and the other half later if the cost is going down.
- Motion Carried.

Old Business:

- **Harvester**
 - We should have it by the end of April.
 - Terry is still gathering more information on the old harvester. He has been in contact with 2 different people.
 - Bernie – We can put a picture on the website.
 - The old harvester is being sold as is. Was bought for \$30,000 in 1980. Would like to put a price of \$15,000 on the old harvester to start.
- **Necomb**
 - Bernie was wondering what the board thinks. What if we just put extra chemicals in his area.
 - Sherry – If we say this to him, are we opening a can of worms?
 - Pat – We need to find out what/where he is complaining about before we do anything.
 - Sally – He owes late fees. Let him know when you talk to him, he will be charged for late fees regarding the harvester assessment.

- Terry – Trees in the lake. There is some concern when going around with the harvester. Maybe something to bring up at the annual meeting.
- **2020 Budget**
 - Sally made 3 changes, one to item No. 9, Wetland expense, Item No. 20, Weed Chemicals and Item No. 24, Contingency/Improvement fund.
- Sally made a motion to approve the 2020 Budget
- Terry Radtke seconded the motion.
- Motion carried.

New Business:

- **Road Repair**
 - Paul got an estimate for \$2400 to fix some issues on Promontory Point. The work has already been done. Normally this would have been brought to the board first to let everyone know what was happening, but Moore and Moore were already working a different job on Promontory Point, so while they were there, they did the road repairs. There were funds in the budget for road repairs.
- **House on Hatchery**
 - A realtor contacted Candace about trying to get some information on the deeded access. Candace did some research on the property but couldn't locate the deeded access with the resources she had. She let the board know that the title company should be getting the new buyers this information. Candace was going to get back in contact with the realtor and direct her to the title company.

Director Concerns:

- **Larry Clough** – We should probably send the recorded Declaration of Restrictions to Steve Snyder for his record. Candace will email it to Pat, and she will get a copy to Steve Snyder.
- **Dave Hewitt** – Did a release for the Clevenger's.
- **Sherry Doherty** – This is a personal question; I would like to replace my shed am I good? Yes.
- **Linda Minnick** – I won't be here next month.
- **Steve Herendeen** – What is the harvester loan balance? Sally – We have enough to pay off, so we didn't have to dip into the line of credit.
- **Candace Wallace**– Looked into signs, she found some that were affordable, however they didn't have No Trespassing and Dave H said then it wouldn't matter if we had them or not. We need no trespassing on them to hold up in court. So, she will go back and see if she can find something else.
- **Adjourn:**
 - Bernie Ebetino made a motion to adjourn the meeting.

- Sherry Doherty seconded the motion.
- Motion carried.

Meeting Schedule:

- May 11, 2019 – 8:15 AM – PPA Building
- June 13, 2019 – 8:15 AM – PPA Building

2019 Goals:

1. Develop 2020 goals and budget.
2. Continue to update existing procedures.
3. File delinquent claims in small claims court through our attorney by June 1, 2019.
4. Have lake appearance and weed control in good shape by Memorial Day.
5. Review By-law and covenants. Recommended changes.
6. Future storage of Files that are off site.
7. Work on developing an Emergency Action Plan.
8. Develop a Road Maintenance Plan.
9. Sale of the Harvester.
10. Discuss the long-term plans for PPA building by 2020.
11. Follow-up on fish study and recommend proposed action.
12. Continue investigating weed removal from the lake.

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. **Completed**

April:

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