

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called June 8, 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 # 2 Director: absent
District # 3 Director: Larry Clough
District # 4 Director: Steve Herendeen
District # 5 Director: Dave Floyd

District # 5A Director: Linda Minnick
District # 6 Director: Jim Whitehead
District # 7 Director: Sherry Doherty
District # 8-9 Director: Terry Radtke

Guests:

Jon Korejwa – District 6
Diane Tulloh – District 4
Anthony Serianni – District 3
Joyce Arleen Corson – District 6
Kathy – Realtor

Calendar:

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.

Secretary Report:

Minutes from the May 11, 2019 Board Meeting were distributed via e-mail.

- Larry Clough made a motion to accept the Secretary Report.
- Dave Floyd seconded the motion.
- Motion carried.

Treasurers Report:

Sally Whitehead provided copies of the April Treasurer Report.

- Operating Fund: **\$48,087.42**
 - Highlights – Paid for Harvester, chemicals and lights.
- Terry Radtke made a motion that we accept the Treasurers Report.
- Sherry Doherty seconded the motion.
- Motion carried.

- Dues Collection
 - There are 3 people that are still delinquent that have been sent to Steve Snyder's office. Charlie Stuckman, Kelly Powell and Connie Ackers.
 - There was some discussion about billing each lot separate so that they can be charged separate if they go delinquent.
 - Larry thought that we had a Standard Process Procedure for this but it was blank. If an outline can be done then he could fill out the Standard Process Procedure.

Maintenance Report:

- **Wetland**
 - 8 people showed up for the workshop. There might be another one in June.
 - Larry let Arleen know that the plan he suggested was just that. It can be changed. Pat let Arleen know that if she figured out a date to just let her know and they would put it up on the website or send out an email.
- **Harvester**
 - The old Harvester was bought by Wes Bell! Wes showed up to the meeting to pay for the Harvester. Wes paid \$12,000 for the old harvester. Pat – I think we should put the \$12,000 in the emergency fund.
 - The new Harvester works great. Moves faster loaded down than when the old harvester was empty. It covers more ground and it does a really great job.
 - Don Griffith is a new person that is being trained on the operating the harvester to help with the weed cutting.
 - Terry is going to give the numbers to Steve for Insurance purposes and the title and the paperwork to Pat so it can be put in the safety deposit box.
- **Dam**
 - The inspection with EEI happened. Larry, Terry and Kellen went over our reports. They had a good discussion.
 - The major concern was the sinking sidewalk. Kellen is taking this back with him and going to talk to his boss, Mike Wigger, and try and figure out why this is happening. It is off of the north end of the drop box and spans 30 ft. to 40 ft. It is settling in an area where the old dam and spillway were.
 - Kellen would also like the toe drains flush at every junction.
 - Larry let us know that the sidewalk issue is something the no one knows what is happening and he thinks we will receive a proposal with a recommendation on what we should do. This is one of the reason we keep working with EEI.
 - Also, EEI is using Papakeechee as a model for the state.

- **Lake**
 - Terry got the probe to measure lake water level and temperature he is going to place in on the sign pole on the drop box.
 - On the 10th please remove the chemical signs on the poles near you.
 - Terry had to open the dam early. It was 12 days into our weed treatment but the weed kill looks good.
- **Grounds**
 - Everything looks good. Terry is mowing about once a week.
 - Terry would also like to get a message across to the homeowners on the west levee to have them not mow the west levee, maybe send them a letter. Pat was going to work on that.

New Business:

- **LaPSI**
 - Anthony Seranni came in and did a presentation about what LaPSI is doing and about the lake life of Papakeechee.
- **Anglin Property**
 - Kathy Elmore came to the meeting. She is the buyer's agent. The buyer is trying to purchase this property on Hiawatha. Due to the size of the lot and the setbacks for the well and septic, the buyer would like to connect to the nearby sewer line. To do this she would have to bore down Hiawatha. They would have to bore roughly 100 yards. There is already sewer to the top of the hill on Hiawatha, where the asphalt ends. The buyer would be paying for the bore and if in the future other residents want to hook up to the line than the buyer would get a recapture fee.
 - Jim – Once they put line in what is the requirement for everyone else?
Kathy – To the best of her knowledge there would be no requirement for the other homeowners.
 - Kathy – The buyer would like something stating she has permission to bore down Hiawatha.
 - Larry – This is really no different then what we did at the end of Promontory Pt., when we vacated the road there. We don't want to stop our homeowners.
 - John Korejwa – The board should ask the sewer district what is required of the homeowner. Also, shouldn't the board notify the members?
 - Dave F. – What is the obligation to the board to provide access. Larry – I think that can all be covered in a letter?
- Larry Clough made a motion that Pat write a letter allowing the boring on Papakeechee Protective Association property, more specifically Hiawatha Lane, that no harm will be done to said property and if so then the property will be repaired to its current condition or better with Papakeechee Protective Association to have no financial responsibility now or in the future.
- Paul Garl seconded the motion.
- Motion carried.

- **Establish Nominating Committee**
 - Steve Herendeen volunteer to do this. The odd number districts are running this year along with the Vice President and Treasurer Positions. The Vice President, Treasurer, District 1 and District 3 Reps are interested in running again. Districts 5, 5A and 7 Reps will run again if no other members are interested in running and serving on the board.
 - **Appoint Financial Review Committee**
 - Steve Herendeen, John Korejwa and Sally Whitehead will do the financial review.
 - **Spearman**
 - Sally emailed us in regards to this. Spearman's are purchasing the Hatfield property on Hiawatha and are requesting a variance support letter from the Board. The board had no problem with this. Sally had already typed up a letter in support of this.
- Sherry Doherty made a motion that Pat sign the letter.
 - Dave Floyd seconded the motion.
 - Motion carried.

Guest Comments:

- **Kathy** – Do we have any issues? Pat – No.

Director Concerns:

- **Steve Herendeen** – I checked into fish stocking. It requires us to get a \$5.00 permit through the DNR and we have to complete a form. What we now need to think about is how and who we hire as well as what we should stock.
- **Sally Whitehead** – Steve and I have looked at the financials and we are going to have an excess amount of \$50,000 in 2020. This is because we have been under budget for the past several years. So we were wondering about what to do with the extra funds. Some suggestions would be maybe offering a discount next year on the dues. Pat – I think this is something we need to discuss at the next meeting and I will put it on the Agenda.
- **Terry Radtke** – What are the B & B Regulations? I am having some issues with the neighbors across from me. Steve – I know who owns the rental I can get you the name so you can get in contact with them. Terry – Also, Rita Schnedler is renting her house and the renters are complaining about the large amount of trash behind the house. He told them to get in contact Rita and then call the health department.
- **Linda Minnick** – Arleen wanted me to mention that Promontory Pt is really rough. Paul – I will get an estimate on the cost to fix it.
- **Dave Hewitt** – We have to buy stop signs from the county so they can be enforced. You can buy stop signs that are used but that are still in good

condition. I have learned that since we don't have an ordinance on file in regards to our stop signs it makes them unenforceable. We have to submit an ordinance to the BZA. I am meeting with Mike Cannon on Tuesday about the signs. Pat – Write ordinance and then we need to get it approved by the board.

Adjourn:

- Terry Radtke made a motion to adjourn the meeting.
- Sherry Doherty seconded the motion.
- Motion carried.

Meeting Schedule:

- July 13, 2019 – 8:15 AM – PPA Building
- August 10, 2019 – 9:00 AM – PPA Building (Annual Meeting)

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. **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

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- Establish nominating committee
- President appoint Financial Review 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. 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