

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called September 14, 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: 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:
District # 7 Director: absent
District # 8-9 Director: absent

Guests:

Jon Korejwa – District 6
Anthony Serianni – District 3

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 13, 2019 Board Meeting were distributed via e-mail.

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

Treasurers Report:

Sally Whitehead provided copies of the July and August Treasurer Report.

- Operating Fund July: **\$55,883.31**
- Operating Fund August: **\$54,879.31**

- Steve Herendeen made a motion that we accept the Treasurers Report.
- Bernie Ebetino seconded the motion.

- Motion carried.
 - Delinquent Properties
 - The remaining property is the Powell Property.
- Dave Floyd made a motion to drop the charges.
- Steve Herendeen seconded the motion
- Motion Denied.

- Sally made a motion that we send a letter prorating the bill from the time that Ms. Powell took ownership and if she doesn't pay it then we will drop the issue.
- Dave Floyd seconded the motion.
- Motion Carried. Dave Hewitt opposed.
 - Larry asked if there should be a procedural change. Dave F – I think we keep the procedure the same and we do our due diligence.

Maintenance Report Dam, Lake, Grounds:

- **Maintenance**
 - Terry was not present at the meeting but had emailed Pat about a few things. Pat had received an email from Art Bush, district 1, he can't use his pump to water his flowers and they are dying. He is wondering why the lake is so low. Terry is keeping the lake low because he needs to fix the berm and the concrete on the dam.
 - Larry let us know that we are really at the mercy of the weather.
 - Pat believes we should just proceed as we have been so we can get it fixed so we don't go through this again. This was brought up at the annual meeting as well.
 - If we get it hired out it would probably cost us \$7000 more than what we have budgeted. The concrete work is first on the list to get done. Terry has every intention to it fixed this year.
 - Larry will check with Terry if he thinks we should try and hire the work out.

- **Wetlands**
 - Arleen sent us an email in regards to her report on the wetlands.

- **Dam**
 - Larry received a letter about the sidewalk. The area that is cracking is in the area of the old dam. It could indicate that it is sagging. In the letter they have sent a proposal on how we should move forward. We only had a one year guarantee on the construction of the new dam.
 - Berne – Did they express alarm about this? Pat – No but it appears on the report.
 - Larry – If the dam fails are we liable? It is something that we need to consider.
 - Linda – I know we have used EEI but can we use someone else? Larry – Yes we can but it just makes sense that we use EEI since they have been working on the dam since the beginning and know all about our dam.

- Steve Herendeen made a motion that we accept the proposal that EEI has given to us in regards to the cracking sidewalk.
 - Sally Whitehead seconded the motion
 - Motion Carried.
- **Grounds**
 - Terry was looking into Owen's for some possible help with the roads.

Old Business:

- **Stop Signs**
 - Dave H has signs and is trying to get the bolt out. He hasn't heard from the commissioner's office about the ordinance.
- **Nuisance Properties**
 - Sally emailed the Kosciusko County Planning department about the vehicles and the trash. The violation is in the system but the planning department has no update of when it will be handled.
- **Annual Meeting Review**
 - Pat thought that overall the annual meeting went well. There was an email that went out from Sally about how we bill Burt Blackmer and per the document he signed and that we had recorded Burt should not be billed as Lake Front but should be billed as Non-Lake Front. We added a separate line with the agreement that says he would pay Lake front dues for being allowed to have a pier/dock.

New Business:

- **LAPSI**
 - Anthony just wanted to come in and touch basis with the board. He let us know that LaPSI is in the processing of looking for grants. They are going to be writing a grant proposal to focus on Tri-County area. The goal is to develop a protocol on why Tri-County suffers from high phosphorus and then to try and remediate.
 - Anthony also wanted to touch basis on the mapping of the lake. LaPSI would be willing to cost share this with each group covering \$1000.
 - Pat – Consensus was that we don't think it would be helpful.
 - Jim – It might be helpful in calculating chemical dosage and placement.
 - Bernie – I think we need to know exactly how they are going to do it.
- **Mary Fries**
 - Mary is being bill for a full non-front lake but only owns part of lot 37.
 - Pat – I don't have the details. I want to go to Ron's and look at all the documents in the archives that he has.

- Sally – I think we are doing it correctly
- **Sewer District**
 - Sally sent out a letter in regards to the sewer district. What has come to our knowledge is that if the sewer district puts in a public line they can make people hook up and it is really out of our hands.
 - John Korejwa showed us an article about what is happening with Syracuse Lake and the sewers.
- **Meeting Schedule**
 - Pat sent out a tentative meeting schedule. Everyone agreed it looked good.
- **POW WOW**
 - Bernie suggested that we not do a Fall POW WOW as there isn't much to put out to everyone at the moment. The Board agreed with this. Bernie was going to check with those people who advertised in the POW WOW to see if they wanted a refund or just hold the funds over until the 2020 Spring POW WOW.
- **Neighborhood App**
 - The board has been informed that someone did start a neighborhood group for Papakeechee on this app. It was decided that the board would send out an email letting people know about this but that we won't be endorsing this.

Guest Comments:

- **Anthony Serianni** – Is there a policy on rentals? Pat - Yes you can have rentals on the lake. Anthony – Please consider doing the map. I, also would like to put up a new shed. Pat – As long as you follow county guidelines we are ok with that.

Director Concerns:

- **NONE**

Adjourn:

- Larry Clough made a motion to adjourn the meeting.
- Steve Herendeen seconded the motion.
- Motion carried.

Meeting Schedule:

- October 12, 2019 8:15 – PPA Building
- November 9, 2019 8:15 – Dave Hewitt's Office

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**

June:

- Establish nominating committee **Completed**
- President appoint Audit Committee of 3 Association Members **Completed**
- Fiscal year end June 30 **Completed**
- Conduct 2nd quarter Dam Inspection **Completed**

July:

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

August:

- Annual Meeting. **Completed**

- Review Insurance coverage. Completed

September:

- Set goals for next calendar year. Completed
- 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
- 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