

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called October 12, 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: Jim Whitehead
District # 7 Director: Sherry Doherty
District # 8-9 Director: absent

Guests:

Jon Korejwa – District 6
Arleen Corson – District 1

Calendar:

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.

Secretary Report:

Minutes from the September 14, 2019 Board Meeting were distributed via e-mail.

- The following corrections were made:
 - Under Roll Call: District # 6 add Jim Whitehead
 - Under Delinquent Properties bullet number 2 add the sentence. Per Dave per his conversation with the attorney this is Indiana Code.
 - Under Delinquent Properties where it reads Dave Floyd made a motion, Change Floyd to Hewitt.
 - Also under Delinquent Properties where it reads Sally mad motion, change mad to made.
- Bernie Ebetino made a motion to accept the corrected Secretary Report.
- Dave Floyd seconded the motion.
- Motion carried.

Treasurers Report:

Sally Whitehead provided copies of the September Treasurer Report.

- Operating Fund: **\$52,601.63**
 - Sherry Doherty made a motion that we accept the Treasurers Report.
 - Paul Garl seconded the motion.
 - Motion carried.
- Delinquent Properties
 - There has been no news from Kelly Powell.
- Pat makes a motion to clear the Books.
- Dave Floyd seconded the motion
- Motion carried.

Maintenance Report Dam, Lake, Grounds:

- **Wetlands**
 - Arleen sent an email out regarding the wetlands. She let us know that we have cattails we have never had in the wetlands. Arleen also let us know that she was warned by the DNR that if there is too much walking in the wetlands it can disturb the bottom, making it easier for invasive species to grow.
- **Dam/Lake/Grounds**
 - Terry sent out a report. He did get the drop box fixed. He is leaving the stop log out in preparation for the winter. The 3rd quarter dam inspection was completed. Larry will be sending out the signed proposal to EEI.

Old Business:

- **Mary Fries**
 - Pat did go and look through the documents in Corson's garage. She found out that the lots were established by Sudlows. When Bernie's grandfather subdivided and sold lots they were billed as full lots. Pat did figure out that we are not consistent in what we do. The question is whether Mary Fries should be billed for a whole lot.
 - Dave H – When they purchased it they knew what they were getting and what the dues would be.
 - Pat – The son-in-law is basing his information off of beacon. We do not match beacon. Dave F – We don't match beacon? Pat – Billing is not based on beacon.
 - Larry – So it was split and we billed each as a full lot? Pat – Yes. That is also what happened when Bernie's grandfather split his ground.
 - Bernie – If they have lake rights shouldn't they be charged? When my grandfather split the ground a new house was put on those pieces so they got lake rights.

- Pat – There needs to be additional research done. She doesn't know all about the Treasurers information and she didn't go through that cabinet in Corson garage.
 - Larry there are 2 things
 - 1. We have been consistent in what we have done to date with the Fries property and that is okay because nothing says otherwise.
 - 2. Going forward we need an SOP. We can write it and have subsets and exceptions where the board can decide on a case by case basis.
 - Larry Clough made a motion that a committee of Pat, Sally, Dave Floyd, Dave Hewitt and himself, to make and SOP in regard to this matter.
 - Sherry Doherty seconded the motion.
 - Motion Carried.
- **Nuisance Property**
 - They have removed the car and the trailer from the Powell Property. There is a boat there now.
 - Sally is going to wait until spring to do anything about the Stuckman properties on Hiawatha.

New Business:

- **Request from Lily**
 - Diane Tulloh emailed about the Lily Foundation wanting to set up a water flow meter on the association side of the roadway. After discussion the board is in agreement that we do not want this on our side of the roadway.
- **Future Needs Committee**
 - Steve has sent out an email trying to figure out a day and time that works for everyone.
- **Goals**
 - **2020 Goals:**
 1. Develop 2020 goals and budget. [Change to 2021.](#)
 2. Continue to update existing procedures. [Keep](#)
 3. File delinquent claims in small claims court through our attorney by June 1, 2019. [Keep but Change 2019 to 2020](#)
 4. Have lake appearance and weed control in good shape by Memorial Day. [Keep](#)
 5. Review By-law and covenants. Recommended changes. [Keep](#)
 - There was discussion on whether this needed to be kept in. Candace thought they should be kept in and they needed to be recorded. Dave Hewitt didn't think that was the case. Pat Ebetino said that if we did record them the way they are today they wouldn't look good.

- Steve Herendeen made a motion to get clarity on what we need to do for the by-laws and covenants.
 - Sherry Doherty seconded the motion.
 - Discussion
 - Dave Hewitt – the judge as always accepted our by-laws.
 - Pat – I have talked to Steve Snyder about if we are an HOA his answer was Yes & No.
6. Future storage of Files that are off site. [Keep](#)
 7. Work on developing an Emergency Action Plan. [Keep but change Action Plan to Procedure.](#)
 8. Develop a Road Maintenance Plan. [Keep](#)
 9. Sale of the Harvester. [Delete](#)
 10. Discuss the long-term plans for PPA building by 2020. [Delete](#)
 11. Follow-up on fish study and recommend proposed action. [Delete](#)
 12. Continue investigating weed removal from the lake. [Change to read Task force tackles PPA future needs and estimated costs.](#)

Director Concerns:

Sally Whitehead – I received the insurance renewal it is \$4176 up \$500 because of the new Harvester. She is giving it to Steve to review.

Dave Hewitt – During spring maybe we look at removing the weeds from Holiday Harbor.

Jim Whitehead – Called Dave Moore about getting on the schedule for snow removal.

Adjourn:

- Larry Clough made a motion to adjourn the meeting.
- Sherry Doherty seconded the motion.
- Motion carried.

Meeting Schedule:

- November 9, 2019 8:15 – Dave Hewitt's Office
- February 8, 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.

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**
- 1st draft of POW WOW by September 30. **Completed**
- Conduct 3rd quarter Dam inspection. **Completed**

- Review next year's Goals. **Completed**

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. **Completed**

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