

Papakeechee Protective Association (PPA)  
Board Meeting (via Zoom conference call)

President, Pat Ebetino called the April 18, 2020 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:**

March:

- Establish Harvester and Lake Maintenance program and budget.
- 1<sup>st</sup> draft of POW WOW by March 30
- Send copy of Tax Return to Lake City Bank (LCB).
- Review Inventory of Keys
- Conduct 1<sup>st</sup> quarter Dam inspection.
- Propose next calendar year's budget.

April:

- Dues and fees are due April 1.
- Complete harvester maintenance.
- POW WOW distributed.
- Review and Approve next calendar year's budget.

May:

- Pay property taxes for year.
- Weed treatment
- Water quality testing.
- Send list of delinquent property owners to Steve Snyder.

**Secretary Report:**

Minutes from the February 8, 2020 Board Meeting were distributed via e-mail.

- Bernie Ebetino made a motion to accept the Secretary Report.
- Dave Floyd seconded the motion.
- Motion carried.

## **Treasurers Report:**

Sally Whitehead provided copies of the February and March Treasurer Reports.

- Operating Fund: **\$114,436.79**
- The main things to pay attention was the officers were paid in February and Terry was paid for the 2020 mowing.
  
- Dave Hewitt made a motion that we accept the Treasurers Report.
- Steve Herendeen seconded the motion.
- Motion carried.

## **Old Business:**

- **POW WOW update**
  - The POW WOW was emailed out to the 186 people that we currently have emails for. Bernie was unable to get it printed because the printer is closed due to COVID-19. The board consensus was that we will not worry about getting it printed but think about doing a fall POW WOW this year with the advertisers carrying over.
- **Update on Delinquent Dues**
  - There are 11 people that have not paid. Sally is worried about 4 of them because they have not contacted her.
    - Charles Stuckman, Kelly Powell, Jeffery Miller and Chris Haire.
    - Pat – We need to put a lien on the Kelly Powell property. Dave H agrees with Pat.
    - Candace – We should be able to electronically file a lien. We do not need to go into the court house. Dave H was going to call and ask.
    - Linda – If we file on one shouldn't we file on all. Bernie – There is a precedence with the Powell property.
  - Sally Whitehead makes a motion that we file a lien against Kelly Powell.
  - No second.
    - Dave H – We should just have Randy Morgan do it because that way his fees can be wrapped into it.
    - Steve H – Why wouldn't we file a lien. Dave H – Randy is going to have to go to court anyways.
    - Pat – Sally what is the process we have in place when this happens? Sally – I send out a reminder March 30. Another invoice is sent out with late fees on April 15 and then the final letter with a warning that we will be sending this matter to an attorney if it is not paid by May 15.
    - Dave H – We couldn't collect last year because we sent the original invoice to McMans.
    - Pat – The situation is different because the invoice was sent in Kelly Powell's name.

- Linda – How long do you normally wait after the letter? Sally – 2 weeks.
- Pat – We need to follow that procedure and we will follow up in May. If nothing has happened, then we will go to the attorney and get the process started at the lawyer's discretion.

### **Maintenance Report Dam, Lake, Grounds:**

- **Wetland:**
  - Arleen set her report to the board via email. DNR helped with the burn.
- **Dam**
  - Terry did the inspection. Everything looks good.
- **Lake**
  - Terry sent out an email. He contacted the company we buy chemicals from. Last year we put the chemicals in on time but there was so much rain. It pushed the chemicals out and it slowed everything down with removal of weeds.
  - Terry would like to try to talk to Dericke from Tri-County regarding working together to control the water levels.
  - As soon as we put the chemicals in, the stop logs will go back in. Right now, we have 24 in. open and the water level is down 18 in.
  - The chemicals went up to \$1975 per gallon, for a total of \$11,850.00 for the 6 gallons we need. Sally – Its in the budget so Terry doesn't need to ask.
  - The goal is to keep the chemicals in our lake for 30 days.
  - If we want to get the large leaf under control, we would need roughly 12-15 gallons and that would double our budget for chemicals.
  - Terry isn't sure why so much complaining about the weeds. The guys who cut the weeds are doing a great job.
  - Pat – The work being done is great. People were questioning the amount of weeds on the lake. However, the harvester can't come up to the shore and that is when the homeowners need to take over. We the board are just making sure what we are doing what is appropriate.
  - Bernie – Terry you are doing the best job you can with the tools you have been given.
  - Jim went and spoke to a Mr. Morehouse and he is less than impressed. Our target should be 8 parts per billions and with what we are doing we are spitting into the wind. The 8 parts per billion is on the low end of controlling the weeds. The issue being the exchange, the water going in and the water going out. Mr. Morehouse thinks we need a weed management program. Jim got us information and a quote from Aquatic Control. They would come on to the lake and do a bathymetric mapping of the lake.

- Bernie – They would give us a plan on how we can control the weeds?  
Jim – Yes. Confirm the way we are applying chemicals in the lake is correct.
  - Dave F – What is the goal here? Jim – Trying to kill the curly leaf.
  - Terry – The curly leaf is dying; it is just floating to the top. Bernie – We kill some but not enough. Arleen – We need to get it before it sheds its seeds.
- Bernie made a motion to allow Aquatic Control to come onto the lake and do the weed study for the purpose of getting a weed management plan with for hire and DIY treatment recommendations.
  - Sherry Doherty seconded the motion.
    - Discussion
      - Jim – We should go ahead and put the chemicals in for this year.
      - Linda – Don't we already have a basic knowledge? Pat – We have been using the same procedure since I have been here. We didn't do anything with the plant study. Jim – The plant study wasn't about weed management.
      - Dave H – We started using sonar in 1997. Ron Kerlin was a biologist and we used his knowledge. Candace – Yes, we used his knowledge and it is mine understanding that each year Ron went around in different areas and decided what, when and how much chemical to place. Sherry – Yes that is correct.
      - Bernie – The past doesn't matter. The weed study can help us better manage lake weeds.
      - Terry – We have a beautiful lake and the thing that scares me is having more and more outsiders on the lake.
      - Larry – I think we need to designate a person who should be a point of contact, Jim makes sense since he has been dealing with these people and write a procedure. This is the perfect opportunity to get a management plan and get their knowledge.
  - Motion Carried.
    - Pat - Continue as plan with the chemicals.
    - Jim – Will get into contact Monday with Aquatic Control.
  - **Grounds/ Building**
    - Terry got a quote from Moore & Moore Excavating to remove the weeds that were dumped in Holiday Harbor and do some dredging in the area so the harvester could get back in there and dump more weeds this year.
  - Terry Radtke made a motion to have Moore & Moore Excavating come in and remove the weeds that were dumped in Holiday Harbor and do some dredging in the area.
  - Bernie Ebetino seconded the motion.
    - Discussion:

- Pat – Are the majority of the weeds being dumped at Holiday Harbor. Terry – Yes, there are a few other spots we dump but yes, the majority are there.
- Motion Carried.
  - Terry got a quote from Moore & Moore Excavating to remove the broken section of boat ramp and repair the concrete.
- Terry Radtke made a motion to have Moore & Moore Excavating to remove the broken section of boat ramp and repour the concrete.
- Bernie Ebetino seconded the motion.
  - Discussion:
    - Dave F – Will be able to get boats in? Jim – What about the boat from Aquatic Control. Terry – It should only take 24 to 48 hours and we can coordinate schedules.
    - Pat – Did you get any other quotes? Terry – I thought to see if Thompson Concrete could give us a quote.
    - Terry what if I go and get another quote and we only spend the up to the \$1200 quoted by Moore & Moore.
- Motion amended to allow up to \$1200 to remove and repair the boat ramp, no matter who the contractor is.
- Motion Carried.

#### **New Business:**

- **May 9<sup>th</sup> Meeting**
  - Pat – That is the Saturday before Mother's Day. Are there issues? No.
- **Review Key Inventory**
  - All are accounted for.
- **Review draft 2021 Budget**
  - Line 2 - Admin Postage dropped from \$1600 to \$800
  - Line 7 – Insurance premiums increased from \$4300 to \$5100
  - Line 8 – Inspections Permits upped it from \$1000 to \$6000 per Larry.
  - Line 16 – Building/Property/Grounds increased from \$4800 to \$5000.
  - Line 24 – Contingency, Leave it?
    - Pat – We should keep the contingency.
    - Arleen – I would like my stipend for the year. Sally – It is in there.
    - Sally – The Personal Property Taxes might go up because of the Harvester. Pat – The old harvester was on there? Sally – Yes. Pat – So I am assuming because it is newer the tax will go up. Sally – Yes.
  - Pat – I think we should hold up on voting till May, so we have time to review and if you have questions contact Sally.
- **Road Repair**

- Sally sent out a quote from Owens Gravel Repair to get Hiawatha repaired. Owens would use a product call Deraberm Slag Aggregate.
  - Sally – it is an affordable way to keep the property nice.
  - Terry – It is really durable.
  - Bernie – Are there drainage issues? Jim – Across Nakomis Island but that is easily fixed with a shovel.
  
- Jim Whitehead made a motion that we have Owens Gravel Repair Hiawatha for the quoted amount of \$5,265.
- Sherry Doherty seconded the motion
  - Discussion
    - Steve H did some research on this product and is comfortable that the lake ecological effect is no worse than concrete or asphalt.
- Motion carried.
  
- **Void in the Concrete**
  - Larry has been working with EEI on the best plan to get the voids fixed. They are still working on quotes but have come up with 3 different options.
    - Option A – We hire a contractor that raises concrete slabs. There would drill holes and fill with a grout that would raise the concrete. EEI doesn't believe that this would address what is really happening and it is just a temporarily fix and it would cost \$7700.
    - Option C – When originally designed the dam had a cut off wall, this was before Larry's time and he was unaware that the wall was removed. So, it was not in the final plans that Larry used to build this dam. They think not having this wall is the problem. The movement of the water is causing the ground behind the riprap to basically wash away causing the issue. Verbally we are being told that it would cost us around \$30,000 to build the cut off wall.
    - Option B – Larry and Terry went back to the contractor that raises concrete slabs and asked about drilling in more holes closer together to see what that would cost and if it would last longer. They are still waiting on a price, but Larry seems to think that it would get to \$30,000 very quickly.
  - It will be at least another month until Larry hears anymore. It is not a dam safety issue at this time but EEI is telling us if we let it go it will turn into one.
  - Larry's whole approach is that he is spending other people's money and he wants to do the best job at that.
  - Linda – Who made the decision to remove it? Larry – EEI said that at the time they were working with Ron Schrug. Who attacked the dam like a one-man band. So, he got all the quotes and plans around and then brought that information to the board. He decided to remove the cut off wall to save money.

- Pat – EEI provided initial design so they had to sign off on the final design. Larry – Yes but EEI was told to do it. So, we did it because they said they could live without it. Pat – It is what it is.
- Linda – Are there other options? Larry – Not really and not sure it would work.
- **Circle Drive Complaint**
  - Pat received a complaint from a rental property that another rental property on Circle Drive was having a party that was very loud. They did contact the police, but they are wondering if there is anything that the board can do. Not sure has a board we can really do much.
  - Dave F – I will reach out to the owner of the property that had the party and the renter who was complaining.

**Guest Concerns:**

- **Arleen** – There have been break-ins on Promontory Pt.

**Director Concerns:**

- **Bernie** – The Papakeechee email received an email from Sherry Albertson. She wants to put stone on the lakeside but it would be very difficult to come from the road, but she was wondering if they could use a motor boat and bring it to the lakeside that way. Bernie is going to tell her that she cannot use a motor boat on the lake.
- **Linda** – Jeff Miller, the house is in 3 different names.
- **Dave F** – Thought the zoom meeting went fairly well, maybe we can mute more and raise hands.
- **Terry** – The tree is gone across the way from my house. On Hatchery Road they brought in a motor home and it looks like as if there is an electric meter at the vacant lot so they can hook up the motor home. He thought there was a bylaw saying we couldn't do that. Bernie – I will check into the bylaw. Pat – I will look into it. Terry – Is anything happening with Burt Blackmer's double decker. Pat – I do not have my picture of what he needed to do. Can someone get that to me. Pat – Sally did he pay the additional money? Sally – No. Pat – Okay, hold off until we talk to Steve Snyder.
- **Paul** – To go along with Arleen's comment. The guy on Promontory Pt. is in jail. There is still someone living there. The owner is trying to get them evicted but that is on hold because of COVID 19. Also, Promontory Pt. is really rough, Moore and Moore estimate was \$2500 to fix. Jim – I will ask Owens what it would cost to do Promontory Pt.
- **Adjourn:**
  - Bernie Ebetino made a motion to adjourn the meeting.
  - Paul Garl seconded the motion.
  - Motion carried.

**Meeting Schedule:**

- May 9, 2020 – 8:15 AM – via Zoom or PPA Building

### **2020 Goals:**

1. Develop 2021 goals and budget.
2. Continue to update existing procedures.
3. File delinquent claims in small claims court through our attorney by June 1, 2020.
4. Have lake appearance and weed control in good shape by Memorial Day.
5. Review By-law and covenants. Recommend any changes.
6. Future storage of Files that are off site.
7. Work on developing an Emergency Procedure.
8. Develop a Road Maintenance Plan.
9. Task force tackles PPA future needs and estimated costs.

### **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.
- 1<sup>st</sup> draft of POW WOW by March 30
- Send copy of Tax Return to Lake City Bank (LCB). [Completed](#)
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- Conduct 1<sup>st</sup> quarter Dam inspection.
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- Pay property taxes for year.
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#### June:

- Establish nominating committee
- President appoint Audit Committee of 3 Association Members



- Fiscal year end June 30
- Conduct 2<sup>nd</sup> quarter Dam Inspection

July:

- Plan for Annual Meeting

August:

- Annual Meeting.
- Review Insurance coverage.

September:

- Set goals for next calendar year.
- Conduct 3<sup>rd</sup> quarter Dam inspection.
- Propose and 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 4<sup>th</sup> quarter Dam inspection.
- Dec 15 receive professional liability insurance renewal, review coverage for revisions