

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

President, Pat Ebetino called the May 9, 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 # 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: Terry Radtke

Guests:

Joyce "Arleen" Corson - District 1
Jon Korejwa – District 6

Calendar:

May:

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

June:

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

Secretary Report:

Minutes from the April 18, 2020 Board Meeting were distributed via e-mail.

- Sherry Doherty made a motion to accept the Secretary Report.
- Bernie Ebetino seconded the motion.
- Motion carried.

Treasurers Report:

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

- Operating Fund: **\$124,322.78**

- Steve Herendeen made a motion that we accept the Treasurers Report.
- Larry Clough seconded the motion.
- Motion carried.
- **Delinquent Dues**
 - Charlie Stuckman
 - Kelly Powell
 - Sally sent out a letters April 28, dated May 1, giving until May 15 to pay. If there is no payment by May 15th we will follow the process we have set up for this and they will be turned over to the attorney.

Maintenance Report Dam, Lake, Grounds:

- **Wetland:**
 - Arleen sent her report to the board via email.
- **Dam**
 - Terry did the inspection. Everything looks good.
- **Lake**
 - The lake was treated Monday, May 4th. The signs and the buoys have been put out so the residents know that the lake was treated. Terry asks that after 30 days the board can help with taking the signs down. At the time the chemicals were put in the lake level was down 18 inches as of the date of the meeting the lake had come up between 1-2 inches.
 - The harvester will go in within the next 2 weeks. Terry sent out maps of each of the districts. He is asking for the directors to mark up the maps where residents are complaining of weeds and then pass it along to him. Terry will then pass it along to the guys cutting weeds.
- **Grounds**
 - Terry has started mowing and hasn't found anything out of the ordinary.
 - He did notice that a tree was cut down and placed on the edge of the Association's property and Minnick's property. Linda let us know that her husband was going to check it out and would be taking care of it.
 - Terry is going to try and get the rip rap installed at the turtle crossing by our next meeting. This is being done for maintenance purposes and costs.

Old Business:

- **Vote on 2021 budget**
 - Steve Herendeen made a motion to approve the 2021 Budget.
 - Dave Floyd seconded the motion
 - Motion Carried.
- **Sidewalk Repair**
 - Larry emailed us the letter he received from EEI. Per this letter we need to indicate which route we would like to go, either the "Band-Aid" route for

\$7700 or the more expensive but the long term fix. If we take the more expensive but the long term fix EEI will work with us on finding a contractor that will be able to do this.

- Pat – The EEI inspection was a concern but was a not a major issue.
Larry – This is right, however, if we do not fix it then it will become a safety issue.
 - After discussion amongst the board the consensus seems to be that we need to fix the issue for the long term.
 - Larry Clough made a motion that he be tasked to go back to EEI and have them write a proposal around option two, the long term fix.
 - Dave Hewitt seconded the motion
 - Motion Carried.
- **Noise Complaint (Dave F)**
 - Dave sent a letter to the owner of the property that had the complaint and an email to the person who complained. He has not heard anything back, so for all intent and purposes this has been taken care of.

New Business:

- **Concern about Airbnb on Promontory.**
 - Pat – Alysia Hamil who lives on Promontory contacted her about an Airbnb on Promontory and wanted to make sure that renters are being held to the same standards as residents.
 - The renters are to be held to the same standards as the residents. The covenants and bylaws apply to any and all renters. It is the owner's responsibility to let the renters know the rules and regulations of our lake.
 - Paul Garl believes that things have been worked out between her and the other neighbor.
- **Conversation with Steve Snyder**
 - Pat spoke with Steve Snyder in regards to a few different items.
 - Trailers on Hatchery – Steve believes there might be a zoning violation and we need to speak with Dan Richards at planning. Dave Hewitt said he would go and talk to Dan once the county reopened.
 - Covenants and Bylaw – Steve is going to review the covenants and bylaws. It should only take a few hours.
 - Burt Blackmer's Dock – Steve thought maybe because it was anchored there might be some recourse there. However, after discussion it is believed that anchors are allowed. It was brought up that possibly it wouldn't be allowed by zoning. It is technically on our property so Bernie was going to call planning and see if there are any rules against that kind of dock. Pat was going to follow up with Steve in regard to this issue.

Guest Concerns:

- **Arleen Corson**– We need to be efficient in filing our liens. We should have docks removed if in violation. You can get more done with sugar than vinegar.
- **Jon Korejwa** – Thanks for sending out the email updates.

Director Concerns:

- **Bernie Ebetino** – Can we find someplace to put the fence post by the boat launch if we aren't going to use them? Jon Korejwa – My wife might want the post.
- **Dave Hewitt** – Brenda Wormcastle the weeds by her house are up against the seawall and in one foot of water.
- **Larry Clough** – Where can I get a Covenant and Bylaw Book? Pat – They are on the website. We don't send them out anymore.
- **Paul Garl** – Terry got a quote from Owen's for \$7,600 to fix promontory like Hiawatha. After discussion it was decided that Promontory was navigable and that issue need to be addressed in the near future. Also, the house on Promontory that had the one renter in jail, the homeowner got the other renters out.
- **Adjourn:**
 - Steve Herendeen made a motion to adjourn the meeting.
 - Dave Floyd seconded the motion.
 - Motion carried.

Meeting Schedule:

- June 13, 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. [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.](#)
- Propose next calendar year's budget. [Completed.](#)

April:

- Dues and fees are due April 1. [Completed.](#)
- Complete harvester maintenance. [Completed.](#)
- POW WOW distributed. [Completed.](#)
- Review and Approve next calendar year's budget.

May:

- Pay property taxes for year. [Completed.](#)
- Weed treatment. [Completed.](#)
- Water quality testing.
- Send list of delinquent property owners to Steve Snyder.

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

August:

- Annual Meeting.
- Review Insurance coverage.

September:

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