

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called the October 10, 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:
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:

Joyce 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
- 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

Secretary Report:

Minutes from the September 12, 2020 Board Meeting were distributed via e-mail.

- Corrections to those minutes are as follows:
 - District 5A Director Linda Minnick was present.
 - Under Old Business, Insurance Review and should be changed to an.
 - Under New Business, Letter from Refior Law Office, first bullet, Harbor should be Lane.

- Under New Business, Letter from Refior Law Office, second bullet, should read as follows: Pat went to the county to check on who owns Lane. No one pays taxes on Holiday Lane. Also, Holiday Lane is designated a Lane per the county.
- Bernie Ebetino made a motion to accept the Secretary Report.
- Sherry Doherty seconded the motion.
- Motion carried.

Treasurers Report:

Sally Whitehead provided copies of the September Treasurer Report.

- Operating Fund: **\$93,417.68**
- Dave Floyd made a motion that we accept the Treasurers Report.
- Paul Garl seconded the motion.
- Motion carried.
- **Delinquent Dues**
 - The attorney filed a complaint summons and Powell has until October 16th to answer to the court.

Maintenance Report Dam, Lake, Grounds:

- **Dam, Lake and Grounds:**
 - Pat spoke with Terry. He said that everything looked good. The Harvester was out but she asked him to leave the chemical boat in so we could use the building for our meeting. He will be getting that out next week.
 - Bernie spoke with Jason Randolph regarding the release from IDEM. He said he has 9 to inspect and he thought ours would be sometime in the middle of October. He expected to release us. Told Bernie that it was not so much an inspection as it is a walk through.
- **Wetland:**
 - Arleen sent her report to the board via email.
 - Arleen wanted to make sure we read all the most important information which she circled in red. She is questioning the release of IDEM since we have already been released by the Corp. She also does not understand why we would stop managing the wetland area to keep the invasive species out.
 - Bernie – Advised that the Corp recommended to IDEM that we be released, however they do not have the final say. The release needs to come from IDEM.
 - Dave Floyd – We need to wait to see if we can or cannot maintain the wetland.
 - Arleen is going to take care of the wetland until she is told not to.

- Bernie has done extensive research on this and IDEM is only going to send a release saying we are released from the project. He is just relaying what IDEM has said.
- Steve Herendeen made a motion to see if the board wants to hear Bernie's full explanation.
- Dave Hewitt seconded the motion.
- Discussion
 - This is what IDEM says.
 - Sally- I think we should wait till we get the release
 - Jim – What is the battle? Pat – I am not sure.
 - Jim – Why can't she work? Bernie – IDEM is saying not to touch it.
 - Jim – Why wouldn't we? Bernie – If found we are not in compliance we could get fined and will not be released.
- Motion is rescinded.
- Steve Herendeen made a motion that for today's meeting we end the discussion regarding the release and discuss the matter at a later date.
- Dave Floyd seconded the motion
- Discussion
 - Bernie- I am just presenting what IDEM says
- Motion Carried.

Old Business:

- **Weed Study**
 - Pat was expecting more this seemed to be more of a recommendation that we just need to use.
 - The big difference in what we are doing versus what the weed study says. The weed study says that we should be using 3 extra gallons, so that would be a total of 9 gallons, and we should be putting it in a month earlier, or by April 1. Jim believes that the date is crucial
 - Pat saw that it made note of the spatterdock but not the lily pads. Since we are a private lake, we do not have to follow Indiana regulations regarding the lily pads. Jim – This is not a treatment for the lily pads you are going to have to use a spot treatment like reward for that.
 - Jim believes we should try the least expensive which is purchasing the 3 extra gallons and we should try the earlier date too.
 - Dave H – What about the curly leaf that comes later? Jim – Well that is why they recommend the second treatment in the summer. You could also spot treat only the effective areas.
 - Pat asked Jim to make a recommendation. Jim has no problem with that but thinks Terry should be present.
 - Bernie asked if Jim/Sally could work on getting a digital copy of the map so we can print it.

- **Letter from Refior Law Office**
 - Pat did some research. She got the survey for the Davidhizar property. The sign is not on Stuckman's property, the lane tagged as driveway is public and the weeds are on PPA property. She sent a letter to the attorney stating this information and if they have anything contradicting this, she asked that they please contact us.
 - Also, the realtor called and spoke with Pat. The realtor said in her opinion no one has lake frontage. Pat explained riparian rights. She also let the realtor know about the common pier and the boat launch.
 - Steve believes this is an opportune time to purchase the property or see if he would donate it to us.
 - Dave Hewitt said that he wanted \$109,000 for the property.
 - Pat said that Terry had asked Dan Stuckman about donating it and he said he would not.
 - Dave Hewitt asked if the property line by drain is part of our property? Pat said she would look at the survey to see where the drain falls.

- **Mailing to Association Members**
 - Pat is doing one final review then mailing it out.

- **Road Repair**
 - Dave Floyd met with Janice Murphy to see what she was exactly talking about. She was talking about the area where Circle meets Denzel. Janice asked if she could contact someone about an estimated cost. She did and the bid was for \$589.
 - Pat spoke with Terry about this and he suggested possibly getting Duraberm and filling it in.
 - Sally thought we should do it in house and do the Duraberm.
 - Jim asked if anyone had contacted Dave Moore.
 - Dave Floyd was going to follow up with Janice and reach out to Dave Moore to get additional bids.

- **Finalize 2021 Goals**
 - Candace typed and emailed out the 2021 goals.
 - Steve Herendeen made a motion that we move forward and accept the 2021 goals as written.
 - Bernie Ebetino seconded the motion
 - Discussion
 - Linda asked if we were going to do anything with the fence at the tube. PLEAP said it was not a priority. Pat said she had the recommendation but did not have it with her. Linda – So are we just going to let it fall down? Pat - We will put it on the November Agenda.
 - Motion Carried.

New Business:

- **Information from EEI regarding Sidewalk Repair**
 - Pat spoke with Kelvin from EEI. The cost would roughly be \$30,100. He would like to get a contract for that and start moving forward to possibly get work done this year. He asked that we have a point of contact person like we did when the dam was being construction. Pat thinks Terry would be a good choice.
 - The plan is to not take out the entire sidewalk because of the armor flex but they would cut in and put in a 1-foot wide section by 4-foot-deep and then place the sidewalk over it. If there was any overrun in the price it would be if we needed more cement than originally thought. The cost of the cement is \$1,500 so the overrun would not be much.
- Sally Whitehead made a motion that we authorize Terry Radke to be the point person and to make any monetary decisions regarding the sidewalk repair up to a cost of \$5,000 with out the need of board approval.
- Dave Hewitt seconded the motion
- Motion Carried.

Guest Concerns:

- **Joyce Arleen Corson**– Having a husband and wife on the board, doesn't understand why we can't keep working in the wetlands, email from Pat regarding control burn and what it is, my reports are suppose to be on the website, people still have our files out, have a great respect for LAPSI, LAPSI didn't get money for water testing (after discussion it was in fact confirmed that the board did pay for half of the water testing), Holiday Harbor and the Declaration.

Director Concerns:

- **Candace Wallace** – Address the board regarding an email sent about the property at 9132 N Koher Rd E, asked if there were any questions.
- **Steve Herendeen** –Pat follow up meeting with Snyder. Pat – Spoke with Snyder he is finishing up and I should be meeting with him in the next week or so.
- **Jim Whitehead** – Dave Moore will be doing the snow plowing this year for the same price.
- **Adjourn:**
 - Sherry Doherty made a motion to adjourn the meeting.
 - Steve Herendeen seconded the motion.
 - Motion carried.

Meeting Schedule:

- November 14, 2020 – 8:15 AM – via Zoom

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. [Completed.](#)

May:

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

June:

- Establish nominating committee [Completed.](#)
- President appoints Audit Committee of 3 Association Members [Completed.](#)
- Fiscal year end June 30 [Completed.](#)
- Conduct 2nd quarter Dam Inspection [Completed.](#)

July:

- Plan for Annual Meeting

August:

- Annual Meeting.
- Review Insurance coverage. [Completed.](#)

September:

- Propose goals for next calendar year. [Completed.](#)
- Conduct 3rd quarter Dam inspection. [Completed.](#)

October:

- In prep of billing, begin updating lot owner list.
- 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