

Papakeechee Protective Association (PPA) Board Meeting

President, Pat Ebetino called **July 10, 2021**, 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: absent
District # 8-9 Director: Terry Radtke

Guests:

Joyce Arleen Corson – District 1
Ron Corson – District 1
Jon Korejwa – District 6
Paul Erst – District 6

Calendar:

July:

- Plan for Annual Meeting

August:

- Annual Meeting.
- Review Insurance coverage.

September:

- Propose goals for next calendar year.
- Conduct 3rd quarter Dam inspection.

Secretary Report:

Minutes from the June 12, 2021, Board Meeting were distributed via e-mail.

- Corrections as follows:
 1. Guest Anthony Serianni is from District 3
 2. Under Grounds/Lake, second bullet, second line should read caused by the freeze
 3. Under Grounds/Lake, third bullet, first line, change place to replace
 4. Under Swan Discussion, sixth line, should read the swans being flightless
 5. Under Swan Discussion, Motion, add invasive before swans
 6. Under Email, add email before John
- 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 June Treasurer Report.

- Operating Fund: **\$113,984.05**
- Dave Floyd made a motion that we accept the Treasurers Report.
- Paul Garl seconded the motion.
- Motion Carried.

Maintenance Report:

- **Wetlands**
 - Arleen emailed her report to the board. Should be proud of what we have done.
- **Grounds/Lake**
 - The grass is growing
 - We are on the 3rd round of coon tail. It is worse by the west levee down to Terry's house. The coon tail needs to be cut.

Old Business:

- **Road Maintenance**
 - Our attorney had advised us that we are not responsible for anything we don't own. We own Nordman, part of E Koher Rd S and part of Hiawatha. Now we need to figure out what we do.
 - Dave F – I believe we should report at the annually meeting and wait for the new members to be voted on. We also need to have full disclosure with our members.
 - Dave H – How much more would we charge? Pat – The roads only have to be navigable. The estimate would change yearly. Sally – This is a serous increase. It might double the dues.
 - Jim – It would be stupid if we take care of roads no lives on.
 - Ron Corson said that in 2014 he did a study and that we do own these roads. He did bring a document that had list of the documents that he says proves this.
 - The majority of the board is in favor of taken care of the roads.
 - Arleen Corson wanted to know what was in the budget, why we aren't investing it. Ron and Arleen are not against an assessment.
- Dave Hewitt made a motion that we go and get the documents listed on Ron Corson's study and bring them to the board to verify which roads we own.
- Jim Whitehead seconded the motion.
- Discussion: Candace wondered why we would go to the courthouse and waste Dave Hewitt's time as more than likely these documents were the plat books which we already have.
- Motion Rescinded.

- **Update on Swans**
 - Candace spoke to Carl. He will let her know when he will be coming.

New Business:

- **Proposed Meeting Schedule**
 - Pat sent out a proposed meeting schedule. She kept all the date for the second Saturday of the month.
- **Harvester Discussion**
 - There was a mishap with the harvester where the wind caught it and it hit Jerry Yoder's pier. Terry spoke with him and if there is any damage, we will re-imbursement him.
 - We need a procedure going forward as the harvester operators are doing a service for us, but they should not be on the hook if something happens. We are there for them.
 - Going forward since the operators report Terry, they will inform Terry what has happened. Terry will then let Pat know and the district rep know. The district rep will then reach out to that resident and then report back to the board.
- **Do we need a BOD meeting prior to Annual Meeting?**
 - Consensus was No, we do not.
- **Burt Blackmer**
 - Burt emailed Linda. Linda shared that email with the board. She did answer most of his questions but want to verify that it was in fact okay to fish off the west dam. It is okay to fish off the west dam, however, you can't fish off the rocks.
- **Prep for Annual Meeting**
 - Will meet August 13th at 6:00 P.M. to set up. We will have coffee and water at the meeting.
 - Linda will print out the minutes and the agenda.
 - Pat will reach out to LaPSI about the water testing they did on the lake
 - Terry will handle the grounds and lake
 - Steve will hand the election. Vice President, Treasurer and odd number district reps are up for election this year.
 - Pat will add roads to the agenda.

Guest Concerns:

- **None**

Director Concerns:

- **Jim Whitehead** – Having issue with some unkempt properties. Sally was going to prepare a letter and send it to Pat for review.

- **Terry** – Is everyone happy with weed control?
- **Dave F** – It has been a pleasure.

Adjourn:

- Terry Radtke made a motion to adjourn the meeting.
- Steve Herendeen seconded the motion.
- Motion carried.

Meeting Schedule:

- August 14, 2021, 9:00 AM – PPA Building (Annual Meeting)
- September 11, 2021, 8:00 AM – PPA Building

2021 Goals:

1. Develop 2022 goals and budget.
2. Continue to update existing procedures.
3. File delinquent claims in small claims court through our attorney by June 1.
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. Succession Planning for key roles.
10. Determine long term weed removal.

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 and review next calendar year's budget. [Completed](#)

April:

- Dues and fees are due April 1. [Completed](#)
- Complete harvester maintenance. [Completed](#)
- POW WOW distributed. [Completed](#)

- Approve next calendar year's budget. [Completed](#)
- Weed Treatment. [Completed](#)

May:

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

July:

- Plan for Annual Meeting

August:

- Annual Meeting.
- Review Insurance coverage.

September:

- Propose goals for next calendar year.
- Conduct 3rd quarter Dam inspection.

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.