

Papakeechee Protective Association

Board Meeting Minutes

September 10, 2022

1. Call to Order - Alysia

2. Appointment - Alysia

A. New D1 Director Lynn Ballentine

3. Roll Call - Linda

President - Alysia Hammel

Vice President - Dave Hewitt

Treasurer - Crystal Slayton

Secretary - Linda Minnick

District Directors

District 1 - Alysia Hammel

District 5A - Marshall Minnick

District 2 - Bernie Ebetino

District 6 - Jim Whitehead

District 3 - Anthony Serianni

District 7 - Sherry Doherty

District 4 -

District 8&9 -

District 5 - Steve Longstreet

Guests - Pat Ebetino D2, Paul Erst D6, Diane Tulloh D4,

Jon Korejwa D6

4. President Address the Board -

A. All have an investment and interest in the well being of the Lake

B. Please be respectful during discussions

C. Introductions of the Board to new member Lynn

5. Review Annual Meeting - Linda

A. Lake level discussion went well, Anthony- we seemed on top of everything that was brought up

6. Calendar Review- Alysia /Linda

A. Winter meeting place

1. Syracuse Community Center implemented a large deposit and \$25 per hr  
WMS \$10 per hr, Enchanted Hills flat fee \$20 w/ \$20 deposit  
Enchanted Hills selected

2. Steve & Mark bought a speaker for people to call in if not in attendance

a. Discussion- Anthony- good for members to communicate w/Board  
but Directors should attend unless unavoidable, Bernie & Marshall-

need to be present to vote?, Alysia- it's up to Board, Steve- has held worldwide remote meetings, Sherry- we should be present to participate but ok to listen, Dave- should be able to vote to avoid manipulating the Agenda when people are absent, Marshall- you need to be here, Jim- if I'm not here I don't have time to participate,

Lynn- is this really necessary? Alysia- we have snowbirds

\*Motion- put on Oct. Agenda so stipulations can be put in place - Sherry

Second- Bernie

Steve- try for 3 or 4 meetings to see how it works without voting

\*Motion amended to- Use for the next 3 or 4 meetings only to monitor

Second- Anthony

Carried

7. Secretary Report- Linda

\*Motion to accept July 2022 Minutes- Jim

Second- Marshall

Carried

8. Treasurer's Report through August 31, 2022- Alysia

A. Checking & Savings Account- \$113,988.68

B. Accounts Receivable- \$315.00

C. Current Assets- \$113,673.68

\*Motion to Accept Treasurer's Report- Bernie

Second- Steve

Carried

9. Maintenance Report- Alysia

A. Fallen Tree- Marshall will remove

B. 3rd quarter inspection good

C. Tractor out for service

D. Harvester ran 24th & 30th, still no access into Holiday Harbor

1. Diane- Large Leaf seems to be missing, Dave- too much Curly Leaf is pushing out the Large Leaf, Further discussion tabled

E. Terry asked about file move? Sherry will contact Corson, Anthony- Nice job on the construction

10. Old Business-

A. Road Committee- Steve

1. Has met several times, getting estimates on different options, Hiawatha, Circle & Promontory are functional, have time to make decisions

2. Jim- Hiawatha is crumbling going up the hill, he can put 10 bags of cold mix in place apx \$10 each

\*Motion- not to exceed \$200 for supplies to repair Hiawatha- Steve

Second- Dave

Carried

B. Lake Health Committee- Steve

1. Has met several times, working on recommendation for lake level and chemical treatment, will present at October meeting

C. Lake Junk Removal- Steve

1. Handout showing map of current obstacle locations, discussion of tree benefit to fish, Alysia- asked Paul if he knows the pier post locations and can they be removed? Lynn- paid \$1,200 to remove posts from their area, Paul knows where they are, asks how you would get the trees out? Some have been in there for many years, Marshall- since he has been on the Board it has been the recommendation that the property owner is responsible for their area, it may be time to expand the maintenance program to tackle these problems, Diane- do people have to get permission to add a pier? Maybe there needs to be permission that states they are responsible to maintain. Linda- Maybe make it be a budget item? 2 trees a year? Marshall will talk with Terry & Paul for ideas, Dave- should send notice if someone has a tree in danger of falling into the Lake

D. Air BnB-

1. Steve- Pat talked to Attorney, if property is rented the renter has fishing rights, talked to 2 other Attorneys would have to change the Bylaws, Pat- an Article takes 3/4 of the vote a Bylaw takes 51% to change and a proxy can be used, Bernie- fishing rights are a Covenant, Does Indiana consider Air BnB to be a lease or long term rental? Steve- in IN Air BnB is considered a business, Bernie- they are actually running a business that opens the Lake to the Public, Steve- IN says Lake Associations can ban from their area, you can make rules that

would apply to the Air BnB but they would have to apply to all properties, Dave- what is the distinction between Air BnB and rental? Steve- none, Lynn- the Air BnB owner has 15 rules maybe those would be a good place to start, Anthony- the greatest threat is invasives from dirty boats, Diane- the septic systems aren't meant for that kind of use, Pat- county septic system permits are based on occupancy, there is a previous letter calling for the rules to be followed, Bernie- they have trespassed on the island Paul- and on other's piers, Dave- if you violate the Covenants you can be restricted from Lake use, Linda- there are more than just Air BnB so we need a term that includes all short term rentals, Bernie- Covenant 2 1 day fishing privilege Covenant 3 each lot carries 1 fishing privilege per day, the lessee of the lot shall be deemed the owner while residing there. 2014 IN law that says Associations can not require 100% approval to change. Steve- not mentioned by his Attorney. Alysia- discussion tabled

E. Ebetino Property-

1. Alysia- as a Board we can't keep changing agreements made by previous Boards, Steve- that's not true, that's how it works

2. Bernie- not brought up at Annual meeting we should let it go to not to open a can of worms with other properties, Dave- what other properties have had the Dues reduced? Bernie- there are none including ours, Dave- wants it to be determined if the Board had legal authority to make the changes documented in the April 2015 notarized agreement signed by Steve Herendeen then Board President and Ebetino. Bernie- even if the Document is not legal it does not change the long standing agreement between the PPA and Ebetino

\*Motion- Gather and present to Steve Snyder all pertinent documentation. Request Steve Snyder attend an Executive Session that includes all Board members on a date acceptable to the Ebetinos in order to resolve once and for all the legal Ebetino PPA lot count so that the proper amount of Dues can be assessed, and how if at all this decision will affect other PPA lot owners going forward

Second- Sherry

Carried

8. New Business-

A. \$100,000 Line of Credit- Alysia

1. Current agreement expires September 2023, it has a \$250 renewal fee,  
Anthony- that is ridiculous, we need to look elsewhere, Alysia will look

B. Website-

1. Is owned by Kendal Floyd, he pays the bill as a donation

C. QuickBooks-

1. Expires in October 7, 2023, Crystal personally pd \$250, could buy  
outright for \$1,200.00

\*Motion- allow not to exceed \$1,300.00 to purchase QuickBooks program - Dave

Second- Marshall

Carried

9. Guest Comments -

A. Pat- Dave twice called her integrity into question implying as Secretary she manipulated  
the minutes. Dave approved the Minutes at the time. Pat calls his integrity into question.

B. Jon Korejwa- Can we modify the Covenants through the Bylaws? Bernie- Covenants are  
basic operating rules, Articles explain how and why Association was formed, Bylaws explain  
what happens if the Covenants are not followed. Pat- the Covenants and Bylaws were reworded  
in past handbooks. The ones on the website are truer to the originals.

C. Diane- Mark is not on the Short Term Rental committee

10. Director Concerns -

A. Steve- is the Lake Health committee meeting today?

B. Bernie- needs Lynn's info for the website

C. Linda- Stookenburg has another exception letter that needs signed. Why is the  
Secretary responsible to decide if the PPA is good with any exception? Pat- it is only an

acknowledgement of receipt

\*Motion- to Adjourn, Sherry

Second- Marshall

Adjourned

Next Meeting- October 8, 2022 -

Enchanted Hills, 9726 E King Arthur Trl, Cromwell, IN - 8:15 AM