

Papakeechee Protective Association

Board Meeting Minutes

April 8, 2023

1. Call to Order (8:16 AM)- Alysia

2. Roll Call - Linda

President - Alysia Hammel

Vice President - Dave Hewitt

Treasurer - Crystal Slayton

Secretary - Linda Minnick

District Directors

District 1 - Lynn Ballentino

District 5A - Marshall Minnick

District 2 - Bernie Ebetino

District 6 - Jim Whitehead

District 3 - Anthony Serianni

District 7 - Sherry Doherty

District 4 - Mark Laurent

District 8&9 - Terry Radtke

District 5 - NP (online)

Guests - Pat Ebetino D2, Brian Larson D2, Paul Erst D6,

Brad Ballentine D1, Diane Tulloh D4

3. Review Minutes- Linda- March 2023

*Motion to accept- Sherry

Second- Bernie

Carried

4. Secretary's Report- Linda

A. May 13, 2023 meeting at PPA Building, 8:15 AM

5. Treasurer's Report- Alysia, as of March 31, 2023

A. Checking Balance- \$140,401.55

Accounts Receivable- 11,655.00

Undeposited Funds- -730.00

Total Current Assets- \$152,056.55

\$6,460.00 outstanding dues

B. Mark- Depreciation on the Harvester? What is the period of depreciation?

Crystal- Can look it up, it's a set amount

Terry- Why do we do it? It's a tax requirement, deplete the value over a certain amount of time

C. Anthony- Late dues are delinquent after?/April 1 How do these numbers compare to past years?/Slightly worse

Jim- Have the notices been sent? No

1. Alex Nasten, Robert Fritz- deceased, Have heard on behalf of Nasten

Anthony- Directors could send reminder email

Crystal- 2 were returned in err, both have paid

Alysia- There is a procedure for this

Bernie- Be careful sending group email, to protect email addresses use "blind carbon copy"

*Motion to Accept- Sherry

Second- Anthony

Carried

6. Maintenance Report- Terry

A. Water Level emails-

Marshall- Do we maintain a different level now than previously?/868.137' top of concrete that the railing attached to on the walkway over the old Dam. New spec 867.5'

Terry- We decided last year to draw down 18" for winter/weed treatment. March 2 pulled 2 6" logs because level was topping the 867.5' mark, now have 2 12" in place so 24" drop opening.

Sherry- The level was set at -18" because the group was told the winter level needed to be -18". Where is that in writing? Concerned with relocation of the fish beds due to shallower water and constant raising and lowering.

Lynn- I have been on the Lake for 40 years, the water level used to be 1-2 feet above the natural line. They would drain it, it would drop down to no beach but rocks showing. We are now March, April and we have beach showing. June, July, August we get 4" per month that's 12" we are dropping the Lake 18" that leaves a deficit of 6" no matter how much rain we get. TriCounty can not be counted on to open a dam and fill our Lake back up. My Constituents are all upset with the lower water level. They do not want 12' of beach and not to be able to use their piers. They were happy with the Lake level at it's "natural spot".

Terry- What is the "natural spot"? Lynn- the rocks around the Lake

Alysia- I'm hearing it from all directions. What are we going to do about it?

Crystal- The USACE told us what to do.

Terry- All requirements had to be met.

Sherry- What did they say?

Alysia- What about the -18"?

Terry- Unless you want to give Wawasee \$25,000.00 worth of chemicals the level is entirely up to this Board.

Mark- Still trying to define the questions. Does anybody not agree to the engineering recommendations to lower 18" due to ice?

Alysia- I don't think so

Mark- Then the question is how much to lower for Treatment?

Anthony- I thought the idea was to compromise to the half way point at 9"?

Terry- There was never a problem until last year, it had always come back up. The adjustment came in when people who have been at the Lake started having problems with flooding. That's when the 9" log was made.

Mark- The next meeting whom ever thinks the Spring level should be -12" instead of -18" should be prepared to make their argument.

Terry- Showed the measuring gauge and where the Lake level is now.

Mark- Lynn, are you worried that it won't get back up to full pool?

Lynn- Yes, it never comes back up.

Jim- That's what happened last year. Mother Nature is in charge.

Bernie- Lynn, has this been happening before the drought?/Yes How many years have they been complaining?

Marshall- It has been 2 years. The year Terry filled his beach (it came back but late in the year) and last year.

Linda- Were they happy earlier this year? Lynn- Yes Linda- Before we removed logs to go back to the lower level for treatment.

Dave- At what level is the new company prepared to treat? -18"

Terry- What do we want to do? I'll find out about the winter -18". I think we will only have about 10 days before overflow once we put the logs back in.

Mark- What should be the Spring level in order to return to optimum by..

June? You have to agree to the optimum Summer pool then make a decision based on the probability that we will come up to that level. The higher the probability the higher level you will have to maintain in the Spring.

Alysia- There are a lot of variables including the weather.

Brad- What is the Summer level that we want to maintain? 867.5' - 3"

Mark- The question is, Should the Spring level be higher for a higher probability of attaining the Summer level?

Anthony- LAPSI has a document that recommends Lake level. This group needs a document so when the Board makes a change there is a recorded constant of what decisions were made and why.

Terry- We drop it 18" for winter. When it's time to treat we put the logs back in. The rest is up to Mother Nature, there is no other way to fill.

Anthony- We need a policy that states what we are aiming for so everyone understands. The Lake residents will know we have thought it through and we have a plan. /There is a procedure.

B. Terry- We have new cracks in the NE corner of the outlet structure. Will repair before the logs go back in. Wednesday April 12

C. Miller's floating pier is not to specifications. Alysia will send a letter. Would like it properly finished before this Summer's Dam inspection.

D. We have a file storage area. All information should be loaded onto digital thumb drives and stored there.

7. Old Business

A. Harvester Operator Pay

*Motion to raise the Harvester Operator wages to \$20 per hour- Dave

Second- Marshall

Carried

Crystal- Is there an average amount of Harvester hours per year? How many operators do we have?/1

Bernie- How do we control our cost if there is no set amount of time specified? It could be a problem if not controlled. We have a budget of \$2,000.00

Terry- There is an hour meter on the machine. Should set budget at 200 hours. (\$4,000.00)

Crystal- Do we need a new budget number for weed removal?

B. Short Term Rentals vs Long Term Rentals vs Air BnB

Alysia- Do we need a procedure for rule violations?

Anthony- I find only 1 reference. In Article 5 section 1.0 that would apply. It has to do with Personal or Commercial use or gain without prior approval of the Board. Could a short term rental be legally defined as a Commercial use. In my opinion, yes. In my opinion this only means Association property. (the Lake or the 1" perimeter) It may be that we could regulate not ban. Sent an email asking his constituents for their opinion. Got 1 response- They were ok with it if the renters were required to follow the same rules as everyone else. If not, the owner would be fined. If fine not paid lose use of the Lake.

Alysia- Had a response of a requirement for registration with the Association that incurred a monthly or annual fee.

Bernie- If we allow it are we opening the Lake to the public?

Terry- How would it affect insurance liability?

Jim- How would it be different from a long term renter?

Crystal- Will consult insurance company

Bernie- We are protected if we are not negligent.

Steve- What rules should be put in place that affect everybody on the Lake.

Terry- This conversation shouldn't be happening. Marshall agrees (speaker use)

Steve will write out some rules.

Dave- Is the real problem use of the Lake or the partying?

C. Budget- Crystal

A. Changes, adjustments

1. QuickBooks, now annual subscription
 2. Removed Biennial Dam inspection (for next year)
 3. Property Taxes- held at \$5,100.00
 4. Weed Chemicals- held at \$25,000.00
 5. Community Roads- held at \$7,000.00
 6. Mowing- raised to \$5,500
- Be prepared for decision at next meeting.

D. Lake Committee update

Aquatic Control will be here 4/12 for the weed study and to treat, in a boat with a motor. Notice already sent

Marshall- Is he cleaning his boat properly?/Yes

Who is putting in the buoys? Aquatic Control will do it if we have them ready.

8. New Business

A. Treasurer Replacement- Alysia, Crystal

Crystal needs us to find a replacement for Treasurer. She has spoken to Amy Brinson, will introduce her to Alysia.

Bernie- Treasurer is on the slate this year.

Pat- The Treasurer can be put in place by the President.

B. Dam Education-

Alysia- Asked Terry if he would schedule an informative session at the Dam on operation Alysia- Asked when the Official Dam Inspection is taking place Terry- May or June hasn't been notified yet. Alysia would like to be in attendance for that.

Paul- Why not have the information session after the next meeting? Terry- Is good with that.

9. Guest Comments

1. Brad Ballentine- District 1 wants a definitive elevation for Summer Lake level so we know where to set our piers etc. Paul- 867.5 feet minus .25 feet or minus 3 inches. Terry- Top of the outlet structure is 867.5 feet minus 3 inches or 867.25 feet Brad- Would like a notification be sent out giving people that information.

Brad- Keep in mind enforcement issues if you make rules concerning short term rentals, problems with law enforcement on security issues because of not knowing who the people are

2. Paul- There have been drones bothering people on the Lake Alysia- Yes. followed her on a walk
3. Diane- It doesn't sit right with residents appointing people to the Board instead of letting them be elected during the annual meeting. Alysia- Concerning the Treasurer put resume requirement notification on the website.

10. Director Comments

1. Anthony- Who manages the website?/Bernie It could have a better design that has a private area for Lake residents, it needs to be kept current.
2. Marshall- The meetings are unstructured. We need to stick to the Agenda for efficiency. Anthony- The meeting structure is not the best way to get things accomplished when nothing happens in between. Marshall- We need to prepare ahead of time. Bernie- Maybe pare major topics to only 1 or 2 per meeting?
3. Terry- Doesn't want to conduct meetings on his phone (email discussions). Marshall- Make the documents and records you have available so others have access to them.
4. Bernie- We don't have a Web Master for our site.
5. Mark- We should look for someone to manage the site so it can be kept current and useable.
6. Linda- Anything happening on getting the files moved? Terry, can you move your paper documents into the file room? Who has the 'as built' documents?

* Motion to Adjourn (10:26 AM)- Marshall

Second- Lynn

Adjourn

Next Meeting-	May 13, 2023 -	PPA Building 8:15 AM
	June 10, 2023 -	PPA Building 8:15 AM
	July 8, 2023 -	PPA Building 8:15 AM