

Papakeechee Protective Association

Board Meeting Minutes

March 11, 2023

1. Call to Order - Alysia
2. Roll Call - Linda

President - Alysia Hammel

Vice President - Dave Hewitt

Treasurer - NP

Secretary - Linda Minnick

District Directors

District 1 - NP

District 5A - Marshall Minnick

District 2 - Bernie Ebetino

District 6 - Jim Whitehead

District 3 - NP

District 7 - Sherry Doherty

District 4 - NP

District 8&9 - Terry Radtke

District 5 - NP

Guests - Diane Tulloh D4, Brian Larson D2, Paul Erst D6

3. Review Minutes- Linda- February 2023

A. per conversation with Crystal change Total Checking - \$122,356.08

*Motion to accept- Bernie

Second- Jim

Carried

4. Secretary's Report- Linda

A. April 8, 2023 meeting at Enchanted Hills, 8:15

5. Treasurer's Report- Alysia- February 2023

A. Checking Balance- \$128,636.63

Accounts Receivable- 34,622.50

Undeposited Funds- -730.00

Total Current Assets- \$162,529.13

*Motion to Accept- Marshall

Second- Sherry

Carried

6. Maintenance Report- Terry

A. Waiting to do first quarter Inspection

B. Has been mowing for 6 yrs. 24 wks/yr apx 6 hrs/ea for \$3,000, will continue to mow, need to increase fee

*Motion to increase mowing fee to \$5,500 per season- Dave

Second- Bernie

Carried

C. Lake level at - .53' or apx 7" still dropping, Paul had - 6" aiming for -18" for weed treatment, Long Term Lake Health Management Group (*LTLHMG) will need to keep in touch with DNR to know what their plan is for Spring water release, Diane hasn't started temperature monitoring yet the target temp is 50° - 60° for 3 days showing an upward trend

D. Sherry's Son-in-Law has completed the electrical wiring in the file room.

7. Old Business

A. Alysia- Wetland

1. State notification is NOT needed for a controlled burn

B. Alysia- Attorney meeting

1. Marshall, we should take the Ebetino dues issue off the Attorney agenda

a. We have an April 2015 notarized document from a previous Board agreement to uphold the decades old verbal agreement as advised by our Attorney in a written Feb 2006 letter.

Dave- The previous Board didn't have a legal right to make that decision. We shouldn't vote until other members of the Board are present, Mark & Steve did a lot of work "to prove their point"

*Motion to Accept the previous Ebetino agreement and drop it- Marshall

Second- Jim- "couldn't agree more"

Carried- 6-Yes Dave- No

2. Alysia- Would like Attorney opinion on short term rentals, there are 3 properties for sale on her road, also a final road maintenance decision.

a. Jim- We have \$7,000 for road maintenance in the budget, they come to the Board for a decision that's it. Marshall- that includes snow plowing?, I would like for the Road committee to go away. We need to stop wasting time on stuff that consumes us. Jim- agrees, Alysia- agrees Linda- Refer to your original plat maps, it states on each one that the private roads are owned by the abutting lot owners.

*Motion to remove from the Attorney agenda our obligation to the roads- Marshall

Second- Sherry

Carried

b. Alysia- Short term rentals- an Air BnB is currently for sale on Promontory and 2 other properties are listed for sale. Bernie- If the short term rental is being used as a business venture they are opening our Lake to the general public. Alysia- We have a bylaw that states they cannot use the Lake to make money. Jim- We own one across the street, no funny business going on because we are right there. Terry- If

someone is hurt who is liable? What about our insurance? Should they be registered? Could we charge for that situation? Alysia- The problem is absent property owners that aren't here to control what happens. Sherry- Likes a registration option. Table this discussion, bring solution ideas to April meeting.

C. Lake level to -18" in preparation for weed treatment

D. Is LTLHMG monitoring temperature in preparation for Weed study and Weed treatment? Yes

E. 2023 Goals- see Goals List

8. New Business

A. Harvester, Lake Maintenance

Marshall- Paul has a guy that is interested in operation of Harvester, Paul- Chris Vitale, his neighbor has learned Jim- Chris would be capable of maintenance Dave- the dangerous part is putting it in and removal, we have hired it done in the past Terry- you have to call to get on Stuckman Towing's list \$65 in and \$65 out more convenient just to do it himself Bernie- Fish stocking? Dave- Carp removal could be organized by Owners Alysia- April discussion of Harvester operator and pay

B. Pow Wow

A. Bernie- We have 4 advertisers, have room for more information. Alysia- Add people who rent need to inform renters of Lake rules. Linda- has Clean, Drain, Dry fillers

C. Key Inventory

See Key Inventory List

D. Budget

Alysia- Crystal will bring information to next meetings, finalize before Annual Meeting

9. Guest Comments

1. Brian Larson- Can a Director have an Alternate attend in their place?

2. Diane Tulloh- We need to let people know when Aquatic Control will be on the Lake for the Weed Survey and Treatment. Remind Owners to be on the look-out for invasive weeds (Starry Stonewort). Bernie- We can put it on the website & Pow Wow.

10. Director Comments

1. Terry- Our meetings are less efficient than they could be because we have Directors that aren't attending, some less than 50% of the time. When they get back they want to review decisions that are already made. It wastes time,

makes it hard to accomplish things. Sherry- How would we address them not attending?

2. Dave- We received a Court notice to appear, there is a 4/24/2023 court case that was filed in 2000 against Cornelius Oswald who died in 2006. It should dismiss without further action.

* Motion to Adjourn- Marshall

Second- Terry

Adjourn

Next Meeting- April 8, 2023-

Enchanted Hills

9726 E King Arthur Trail

Cromwell, IN

8:15 AM