

Papakeechee Protective Association

Board Meeting Minutes

June 10, 2023

1. Call to Order - Alysia (8:19 AM)

2. Roll Call - Linda

President - Alysia Hammel

Vice President - Dave Hewitt

Treasurer - Crystal Slayton

Secretary - Linda Minnick

District Directors

D 1 - Lynn Balentine (NP)

D 2 - Bernie Ebetino

D 3 - Anthony Serianni

D 4 - Mark Laurent

D 5 - Steve Longstreet

D 5A - Marshall Minnick

D 6 - Jim Whitehead

D 7 - Sherry Doherty

D 8 & 9 - Terry Radtke

Guests - Pat Ebetino D2, Paul Erst D6, Jon Korejwa D6, Aimee Brinson D4

3. Review Minutes - Linda, May 2023

*Motion to Accept - Marshall

Second - Bernie

Carried

4. Secretary's Report – Linda

A. Next Meeting July 8, 2023 – PPA Building, 8:15 AM

5. Treasurer's Report – Alysia, as of May 31, 2023

A. Checking Balance \$120,625.49

Accounts Receivable 6,259.12

Total Current Assets \$126,884.61

Total Assets \$202,250.62

*Motion to Accept - Terry

Second - Bernie

Carried

B. Unpaid dues discussion, will be sent to Attorney after 6/23/23

6. Maintenance Report – Terry

A. Winter Draw Down –

Terry asks Alysia to read from the Maintenance & Management Manual

The stop logs from the bottom up are 2-12", 6", 12", 6" + 9", top of Drop Box 867.5'.

Terry read from the Standard Process Guide – PPA Water Level Management, Policy C,

Property Owner's Concerns, may need to be adjusted for various reasons to protect

property owners, this is Terry's job as Dam Manager. Sherry – concern is -18" is too low.

Mark – Where does the -18" come from? Terry – The M&M Manual and from experience of 11 years of operation & considering the safety of the Operator in inclement weather.

Anthony – What is the tolerable level to keep the Dam safe through the Winter? The water

level recoup is unknown. Where is the compromise between the 2 factors? We need to explain why we take the position we are taking and post it to the website. Sherry – Policy C says level may be adjusted for high and low concerns. I have a legitimate too low concern that isn't being addressed. I have the right to voice my concern to the Board, not against you. Terry – I have been in control of the Lake for 20 years. I feel I look out for all of the owners. Mark – Someone said that the -18" was from the USACE? Anthony – What is the plan going forward? We need to have a policy set in place so everybody knows why we are making these decisions. Alysia – Let's wait until after the Dam Inspection on 6/21 and see what they have to say. Mark – What is the distance from the bottom of the box to the top? 48" Does the order of the logs matter? No

- B. Miller/Sobota Pier – They were sent the wrong drawing. 6/8 mowing over there, stopped, took out the H pipe, put some rip rap in the hole, told Mr. Blackmer the drawing was wrong. The design was to be the same as his and the PPA floating pier. Mr. Blackmer agreed. Sunday Alysia was notified that the H pipe was already set in concrete. They never made contact with anyone before proceeding. We will wait for the 6/21 Dam Inspection to see what they say.
- C. Handout – Weed treatment procedure from 2012
- D. Saw 3 people in a boat on the Lake last week. They had a black box of some sort and were lowering 'things' into the Lake.
- E. Has had 5 phone calls, asked about the buoys, people don't know that the Lake was treated. Made an 'apologetic' phone call to Donahoe. Thinks it is wrong that we didn't get a second opinion about what is happening on the Lake. The Lake is full of weeds. If it is not fixed before July 4 people will be mad. They are driving the Harvester to Holiday Ln. to dump, spending more time dumping than cutting. Alysia – We were told there was a change of ownership at Hiawatha and we were no longer allowed to dump there. Jim – No, the new owner, Loucks are OK with it. Terry – Why are there weeds in the Lake? Mark – Is your concern the change in vendor or change of chemical application? Terry – All of the above, the condition of the Lake. Alysia - Terry has a valid concern. The weed study showed that we are treating a weed that we don't have a problem with. Terry's concern is what do we do about Elodea? Bernie – Previously as a Board we voted to treat the invasives. It has worked. Steve – Now Elodea has filled in that space in 4 – 7 feet of water. Dave – We started by treating for Large Leaf, then Curly Leaf. Jim – Did Leif mention treating 1 section at a time? Next year we won't use Sonar. Maybe treat 1/5 of the Lake at a time using a contact chemical. Marshall – Do we have enough time to efficiently use the Harvester to please people? Terry – Every year we do the entire perimeter of the Lake, then go back and do between piers & floats. Marshall – What do we do now? Jim – We could quickly clear a spot at Hiawatha. Anthony – What was the initial concentration of Fluridone 1 day after

treatment? We were in the same range as last year. Bernie – We have our pond treated. It kills quickly. We could use that type. It's too late in the year now. Alysia – We need to run the Harvester as much as possible. Jim - Be ready next year to treat with a different chemical. Terry – What is being said about the weeds, so we are all on the same page?

F. Mark – Building repainting? Terry – It needs resided. Pat – The roof was replaced a couple of years ago. Mark – Can we get estimates for painting & residing? Yes

7. Old Business

A. Insurance – Mark checked with our insurance about liability, may need more. Will ask about higher amounts. Could increase the umbrella amount.

B. Short Term Rentals (STR) – Alysia – Have we ever asked the Attorney about STR? No Anthony – Where to next? Steve – Anthony asked about a signed agreement, with each owner? Alysia - We need a Directory of STR. Can we ask them to be part of a directory? Could we charge them? Marshall – What are we trying to accomplish? Control Anthony – We can not prevent. We can regulate. Anyone who wants to STR would have to register and meet certain regulations. Not be able to use PPA property. The law says STR can not be regulated. Linda – I don't see how a law can change our Covenants. They have been upheld in Court over and over. Alysia – Did you question the Attorney about the legality of our Covenants? Pat – I inquired but never received an answer. Terry - We need something before the Annual Meeting.

*Motion to send STR questions to Alysia before 6/17. Alysia will compile & email to the Board before submitting to the Attorney. – Marshall

Second – Bernie

Carried

C. Terry's Files –

What do you need in the File Room to store your files? Terry – A nail to hang a flash drive on. I will not bring my files here because they will disappear. Mark – Where are Larry's papers? Pat – They need to be brought here. Terry – There will only be 2 keys?

D. Pier at the Building – Marshall

There is no easement on this side of the fence. There is room between the ramp and the fence line. Terry – The Harvester would become a jungle gym, then we are liable. You could add extra posts to the operator's piers . Who's in charge of the operators? Alysia – I am. Paul is helping me. I need a debit card for fuel. Terry – Have them start cutting the perimeter.

E. Financial Review Committee – Mark, Crystal, Jon Korejwa

F. Budget – Crystal

Changes noted:	2022 -2023	2023-2024
Administrative	\$ 1,000.00	\$ 800.00

Bank Fees	200.00	300.00
Harvester Wages	2,000.00	4,000.00
Insurance	5,100.00	6,000.00
Inspections	5,000.00	00.00
Lake Maintenance	600.00	5,000.00
Property Maintenance	5,000.00	5,500.00
Professional Fees	1,800.00	2,400.00
Taxes, Property	5,100.00	6,600.00
Weed Chemicals	25,000.00	28,500.00
Haul Lake Weeds	500.00	2,000.00
Total Proposed 2024		\$ 92,350.00

*Motion to Accept Proposed Budget – Jim

Second – Marshall

Carried

G. Swans – Alysia

Carl asked- How many sets of Moms and babies? 1 Any attacks reported? No

8. New Business

A. Nominating Committee – D2 Bernie, D4 Mark, D6 Jim, D8 Terry

Odd numbered Districts- 1- Lynn Balentine, 3- Anthony Serianni, 5- Steve Longstreet, 5A- Marshall Minnick, 7- Sherry Doherty

Vice President- Dave Hewitt, Treasurer- Aimie Brinson

Finalize slate by July meeting

B. CD or Money Market – Mark

We could possibly earn \$4,000.00 Dave – Lake City has 4.5%

9. Guest Comments – None

10. Director's Comments

Mark – Someone in his District would like a clean-up day. Alysia – Has heard the same request.

Mark – Would the PPA put up prize money for a Carp Contest? Bernie - Put all info together and we can email to see if anyone would be interested in donating prizes. Someone has to organize and oversee. Mark – Is there a prime time of year? /Yes, Spring

Terry – Budget for extra treatment if needed this year? No more treating this year. Run the Harvester

*Motion to Adjourn – Mark

Second – Marshall

Carried (11:25 AM)