

PPA Board Meeting Minutes - October 14, 2023

1. Call to Order- 8:16 AM- Alysia
2. Roll- President- Alysia Hammel Vice President- Dave Hewitt
Treasurer- Pat Ebetino Secretary- Linda Minnick
District 1- Lynn Ballentine District 5A- Marshall Minnick
District 2- Bernie Ebetino District 6- Jim Whitehead
District 3- Anthony Serianni District 7- NP
District 4- Mark Laurent District 8&9- Terry Radtke
District 5- Steve Longstreet
Guests- Paul Erst D6, Lucas Vanderhart D5, Greg Olson D1, Kevin ?? D2?,
Richard & Shannon Therriault D5, Joanna & Darwin Miller D9, Diane Tulloh D4,
Chris & Lani Wolferman D2, Michael Flood D1, Shane Wallace D2

3. Review of July 9, 2023 Minutes- Linda

**Motion to Accept- Dave

Second- Pat Carried

4. Treasurer's Report- Pat

A. August 2023

Checking Balance-	\$ 109,543.64
Accounts Receivable-	1,613.80
Total Current Assets-	111,157.44

B. September 2023

Checking Balance-	\$ 105,104.67
Accounts Receivable-	1,613.80
Total Current Assets-	106,718.47

C. Delinquent Dues -

- a. Estate Attorney notified, expects to pay when funds released
- b. 3 more have paid, 3 still unpaid, being sent to our Attorney for collection

**Motion to Accept- Marshall

Second- Jim Carried

5. Maintenance Report- Terry

A. EEI Inspection final billing \$1,535.00 Total Inspection cost \$4,000.50

B. DNR wanting the EAP, Kelon from EEI has names of Companies that prepare them, Bernie is working on it.

C. Mow a couple more times this year

D. Sink holes developing in front of Hart's house

F. Dave Moore will:

Clear trees/brush both sides Hiawatha to access harvested weeds -	\$ 500.00
Remove 30' harvested weeds East side of Hiawatha -	300.00
Remove 40' of harvested weeds West side of Hiawatha -	350.00
Remove 90' of harvested weeds at Holiday Lane -	450.00
Total -	\$ 1,600.00

G. Purchased a new 16' gate, Dave Moore will dig the holes for installation

H. Mark- What is the planned winter draw down? Terry- 12"

6. Old Business -

A. STR, response to the survey-

- a. 149 plus some late arrivals, 13 STR owners, 1 in process, 1 wants that option in the future, question 2) 43-1, 28-10, 1 response- lenders could stop lending based on STR count Bernie- what is the majority vote? or if you divide 1-5 & 6-10 where do most land? Shows graph of all answers. Guests interrupt & object to how the answers are being provided. Admonished to wait for the Guest comment section of the meeting. Explained we are only just now seeing preliminary compilation. Terry- is hearing member concerns. Steve- proposes to have the STR owners that are here help to formulate rules Bernie- the surveys that didn't come back probably don't care. Pat- How many of the STR owners here have actually read the Covenants & Bylaws? Marshall- Can we skip to Guest comments? Yes

7. Guest Comments -

1. Mike Flood- Bought without asking questions about the rules. Didn't know they were real.
 - a. Alysia- the Title Companies should be making it known we are an Association w/ Covenants & Bylaws
Bernie- Covenants/Bylaws are on the website. lakepapakeeche.org
 2. Shane Wallace- Will the survey compilation be available at the Annual meeting? Some contain private information
 - a. Alysia- If you weren't at the annual meeting you wouldn't know how many people were asking for something to be done. It wasn't the Board's idea to take this on.
 3. Kevin- has read the Covenants/Bylaws but doesn't know what they are.
 4. Shannon & Richard Therriault- are neutral, sounds like a win win for everybody
 5. Joanna Miller- appreciates offer of inclusion of owners in rule making, we all know property values are going up, STR doesn't seem to be affecting negatively, STR are more visible because of the companies involved. We are quick acting if a problem arises, you can't be sure theft or disturbances are caused by STR guests. We want to make it right. Alysia- when it's good it's good but when it's bad it is really bad. Cussing, drinking, disturbances, etc. Bernie- we need to remember, it's not the Board's Lake. The members tell us what to do. Alysia- reads from the Sec. 1 (o) No person ... has the right to use PPA property for personal/commercial use/gain.
 6. Kevin- There are people who are making commercial gain on their property. Alysia- It's not the same as using the Lake. Kevin- I screen a lot of renters. You do get a bad egg every once in a while. Goshen has renter registration. How many of you have used a STR in the last 3 years? Keep in mind not to punish all for the outliers.
 7. Lucas Vanderhart- Company managed rentals are better at vetting guests. I work for the Police Dept., a STR guest can be removed by the police because according to the Prosecutor they are not a resident. STR properties are maintained better than some full time rentals. Pat- If the house is secure the county will do nothing as far as maintenance. Marshall- We need to not be mentioning specific property owner names.
 8. Jon Korweja- How will property owners access the ramp if the gate is in place? STR are going to be here so how can the PPA profit from the situation? How do the Corporate rental companies vet? Joanna- They are rated/reviewed so we can select who we want to rent to.
 9. Lani Wolferman- I moved to a private lake 28 years ago. Every STR is a public access to the Lake. I should not be responsible for policing my neighborhood, it's not safe to confront. The Bylaws say a guest on the Lake must be accompanied by the lot owner.
 - a. Steve- We should form a committee.
 - b. Bernie- The note on the website said, The owner is responsible for letting their renters know the rules. It was about long term rentals. It did not say anything about STR.
 10. Diane- I agree we should form a committee, collect names from people who are interested
 11. Paul Erst- You guys sure know how to kick a ball down the road. You've been messing around too long. In the mean time we just get more and more STR.
 12. Michael Flood- A campground requires registration, maybe something like that.
 13. Richard Therriault- How does this play out? If the Board comes up with rules are they then voted on?
 - a. Yes. If a change is to the Articles/Bylaws. The Change is written and included in a meeting announcement 10 days prior to the meeting date, a quorum (35 members) must be present to vote, ¾ approval to change an Article, majority approval to change a Bylaw (of those present)
6. Old Business - (resume from above)
- B. Attorney for STR-
 - a. Alysia will find, contact Real Estate Attorney. Anthony- Make sure to ask about their prior experience.
 - C. Lake Committee-
 - a. Diane- states "This is not from the Lake Committee"- LAPSI has tested, knows high Phosphorus levels at Holiday Ln., applied for a Grant to study, denied because Papakeeche is a Private Lake, WACF included Papakeeche in LARE Grant application. Data collected at PPA inlet Phosphorus levels of .02-.09 ppb, make sure you have Board approval to be included. Linda- the Grant application says, there are other lake associations considered "sister associations" and names "Papakeeche Lake Association", says PLA focuses on "safety and public relations". Anthony- LAPSI knew there was a Phosphorus problem. WACF is heavily involved in studying Phosphorus on Wawasee. I don't see any negatives. Bernie- If we are included and WACF comes up with a project are we going to be obligated? Anthony- this Grant is for data collection. Linda- item 3 sec D mentions " lake diagnostic studies" (LDS) "elevated levels of nutrients coming from TriCounty and Papakeeche Lake" Anthony- our levels feeding into Wawasee are

negligible, we have the data to prove it. Linda- yes, I'm saying we need to be careful what is being said on a Government document about Papakeechee. This isn't true. Pat- approval from the Board to do what? Diane- to study Dave- If something is wrong they would have to come to us for permission to do anything. Anthony- maybe it could be an opportunity to get further studies or some money to get something done. There is a cost sharing issue connected to the Grant that LAPSI will fund.

**Motion continue involvement with WACF LARE Grant - Bernie

Second- Mark Carried

- b. Starry Stonewort (SSW)- Diane SSW is an aggressive Algae, calls our attention to DASH Diver Assisted Suction Harvesting, used not only for Starry Stonewort but other invasives, please do your research. Pat- Is it going to kill people or just another weed that we need to manage? Alysia- It is a high cost concern for management. Steve- exceptionally aggressive, no known chemical to eradicate. Jim- The Harvester is a SSW spreader. What we don't have is a weed control program from anybody. Terry- The program can't be determined until spring, we don't know what we will be dealing with until then. SSW will be a chemical treatment, everything else will be done with the Harvester. We need to redirect back to internal management. Jim- I don't agree. We need someone who knows what to do. Bernie- I asked what are we going to do about the other weeds, Lily pads etc. I was told only the invasives. Why are they not all included? Mark- We need research into the DASH alternative. Steve- We need someone to direct what we should be doing Jim- either Aquatic Weed Control or Aquatic Control Terry- We need to return to the general program of 20 years ago not repeat the last 4 years. Jim - There is no going back. We need to have a written yearly program. Anthony- has talked to Gary Lamberti, We were lulled into doing the same thing over and over to treat invasives, the protocol that we were using is no longer effective so that is out. We need to find something different. It's going to be challenging.

**Motion to contact both Companies, ask for detailed treatment plans that include estimate of cost for 2024 to be in hand for the November 11 meeting.- Pat

Second- Bernie Carried

Anthony- it's a moving target, ask for different options based on what we are dealing with in the spring
Steve- I recommend a Lake Manager.

- c. Diane- Communication to members is important, has prepared a sample handout

D. Updated Membership List- any new changes give to Bernie

E. Winter Meeting Place-

1. Alysia- We could go to WMS, I can ask
2. Dave- North Webster Community Center, \$125.00
3. Linda- North Webster Library, Free, opens at 10:00 AM
4. Mark- Syracuse Community Center, \$25 per hour
5. Enchanted Hills? Linda will call

F. Swans -

- a. Alysia- Will reapply for 2024, eggs and cull, Micheal Flood- Getting rid of the swans? Yes, it's a state provided program. Mute Swans are an invasive species.

7. New Business

A. 2024 Goals

- a. Bring updates to the November meeting

8. Director's Comments

1. Linda- Files?? Mr. Corson said he has some ready to go.
2. Mark- Who maintains the 'unkempt property letter'? It is a 'procedure'. It can be changed as we see fit. Mark changed the template. We like the changes. Procedure needs to be updated. Send to Linda. Mark- Did we make the investment recommended at the July meeting? Not yet. What about the Workmen's Comp discussion? Pat- We have volunteers not employees. Anthony- We want to be covered in case something happens. It could be adding it on to our insurance and then having them pay for it.
3. Terry- 16' gate, Harvester is 8' wide located even with the corner of the building plus something in between. Sign: Private Lake, No Trespassing, Membership boats only, maybe Clean, Drain, Dry.

**Motion to Adjourn- Marshall

Second- Bernie Adjourned 10:57 AM

Next Meeting: November 11, 2023 - Wawasee Middle School - 8:15 AM