

PPA Board Meeting Minutes - November 11, 2023

1. Call to Order- 8:15 AM- Alysia
2. Roll- President- Alysia Hammel Vice President- Dave Hewitt
Treasurer- Pat Ebetino Secretary- Linda Minnick
District 1- NP 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

Guests- Paul Erst D6, Diane Tulloh D4

3. Review of October 14, 2023 Minutes- Linda

**Motion to Accept the October 2023 Minutes- Pat
Second- Sherry
Carried

4. Treasurer's Report- Pat

A. October 2023

| | |
|-----------------------|--------------|
| Checking Balance- | \$ 94,862.16 |
| Accounts Receivable- | 573.40 |
| Total Current Assets- | 95,435.56 |

B. Delinquent Dues -

- a. Our Attorney sent 2 letters requesting payment including Attorney fees by Nov. 25
- b. Lien filed on property with deceased owner, to be paid upon sale
- c. Worker's compensation- You need to be an employee of the PPA to qualify, they would need to be added to the payroll and have taxes withheld, Volunteers not included. Marshall- Isn't there a \$600 minimum before taxes are withheld?

C. Investments- 9 or 13 month CD 4.25%. Money Market \$20,000-\$40,000 3.25%

**Motion to Invest \$50,000 in 9 month CD, \$25,000 in Money Market- Mark
Second- Pat
Carried

D. Anthony- the Insurance payment? Pat- Liability Anthony- has the policy been reviewed lately? Mark- Yes
Anthony- what is the amount based on? Damage probability

E. Randy Girod, Virginia Surso have died

- a. Alysia- a donation in Randy Girod's name is coming

**Motion to accept the October 2023 Treasurer's report- Bernie
Second- Marshall
Carried

5. Maintenance Report- Terry

- A. Harvested weeds have been removed from Holiday Lane, not yet at Hiawatha
- B. Mark Diester has donated 6x6 post for the gate installation
- C. Dam inspection early December
- D. Cat shootings? Had the same happen several years ago in his area.
- F. Load of dirt dropped off to fill sinkholes

6. Old Business-

A. Attorney update- Alysia

- a. spoke to Greg Hockemeyer, seemed positive, will respond in writing within 2 wks. Recommend Covenants & Bylaw updates be recorded for accessibility. They are on the website. Pat- Said there are legal 'things' that can be done. He has multiple Association clients. Alysia has had email questions about STR status. Jim- there is a new one on Hiawatha Alysia- may be one being prepared on Promontory and other vacant properties, there are real estate companies contacting lot owners about selling. Alysia- will call a special meeting when we hear from the Attorney
- b. Anthony- are the articles of incorporation available? 1928 we were a corporation July 2, 1954 we became an association. What is the realtor's responsibility of informing a potential buyer as far as rules, etc.? Alysia- based on what Hockemeyer quickly read he felt confident in sending a letter saying to stop

advertising your property for sale as an STR. Alysia has spoken with a local realtor saying don't sell PPA lots as STR potential. His response was he didn't care. Terry- what is liability of the Board? Bernie- as long as you are doing what is in the best interest of the Association can't be individually sued.

B. Board thoughts on STR Survey

- a. Anthony- the survey was a means of collecting information that was to inform the Board on the matter. Not as the sole source of what to do. Regulations are ever changing, not necessarily the answer. Sherry- we need to appreciate the effort made to respond to the survey. Alysia- who would regulate the regulator? Marshall- it appears that the majority of this group would like to not have STR. Jim- bought to prevent a pole barn in front of his house. it is a cabin he maintains properly. it could hurt his resale value.. Linda- you can't make rules for only some of them. Pat- it has to be all inclusive. Anthony- How determined are we to maintain this Lake as a private Lake? If we do nothing it will transition into more and more STR. In several years if you ask the same question the STR owners will default. This is the top level issue. Linda- by doing nothing you will still have made a choice. Anthony- a Private Lake is special . If you maintain the private status it should increase your property's value. Bernie- in reference to dealing with a STR problem, recently we had a complaint about a neighbor's trash setting out, wanting the PPA to do something when they could at any time have just called the County. Mark- let's move on. Anthony- we need not be fearful of litigation. No matter what decision we make we could still end up in court, at least we will have done our best.

C. Goals for 2024-

- 1) Develop 2024-25 Goals- All
- 2) Develop 2024-25 Budget- President & Treasurer
- 3) Continue to update existing procedures
- 4) File delinquent dues by June 15- Treasurer
- 5) Lake appearance ready by Memorial Day- All
- 6) Review Covenants & Bylaws, recommend changes- All
- 7) Collect & Store & Digitize Files- All
- 8) EAP- Bernie & Linda
- 9) Succession for key roles- All
- 10) Long term weed Strategy-
- 11) STR Solution- All
- 12) Website updates- Anthony, Mark
 - a) Sherry- Anyone with files needs to bring what you have Jim- We need the historical records Anthony- what makes you think he has records that could help in the STR situation? He has historical records including past court cases etc. Alysia- if there is a fire then what? I keep mine on flash drives in a fireproof safe. That's why you digitize.
 - b) Bernie- EAP is close, need contact info
 - c) Anthony- better communication with members, contact with the Lake Group etc. Can we get control from Kendall Floyd? Bernie- He is no longer interested
 - d) Terry- Tree removal from the Lake could happen if enough ice. Steve made a location map Pat- In the past we had 'work days' We need to encourage our younger property owners to help out.
 - e) Mark- Painting/Siding the building?
 - f) Alysia- Carp Tournament, will contact Mike Doyle, Chris Vitale

D. Resident List Updates

- a. on an annual basis
- b. Pat- will go through in preparation for billing
- c. Sherry- please send to District Directors

7. New Business-

A. Loucks' lot purchase-

- a. Fred Steffen would like both sides, that would make him responsible for the road. Pat- Steffen has committed to buying the south west lot, Loucks have offered PPA the east side Dave- we used to dump by the tube, a property owner there wanted it stopped saying it stinks, the Board complied, the lot PPA owns on the west side of Hiawatha is close to the guys house who has his shed there. If we dump there

he will complain that it stinks. Linda- it stinks at Holiday Lane too Marshall- it stinks anywhere you dump. Linda- We have to stop dumping! Dave- if we dump on our own lot then we won't have to worry about complaints Terry- if I cut at Paul's area & Jim's area where will we dump? Linda- We own the north west lot. Terry- It's too steep.

- b. Terry- Didn't the guy who owned the island add fill to eliminate the bridge? How did Loucks end up with possession of that area?
- c. Terry- Once the lot sells it's gone, then what? We can't stop dumping but could maybe remove quicker.
- d. Sherry- I don't have a problem with buying property but no one should have to put up with having the weeds laying next to their house. They would have to be removed quickly.
- e. How much extra time to go around the island and dump on our lot on the west side of Hiawatha? 40 minutes round trip per load.
- f. Anthony- Do we need both sides? Paul thinks it would be best for dumping. Anthony- What is the price for both? Pat- We would lose the dues if we bought and would need to pay the taxes. Sherry- If we own both sides then we are responsible for road maintenance. Anthony- Personally, if I want a piece of property then I decide how much I'm willing to pay and make the offer. If they say no then that's it. Dave- the west side is more important Disticts 1, 2, 3 4 and part of 6. The east side is only 7 and half of 6. Alysia- has Loucks on the phone. The west side is already sold.

**Motion to offer up to \$10,000.00 for the lot on the east side of Hiawatha- Terry

Second- Mark

Tie ~~~> President decides in favor.

8. Guest Comments-

1. Diane- Focus on Lake health, water quality etc. I tested for blue green algae this fall. Levels were high. We have 2 different weed strategies presented. I think the Harvester is not going to be the way to go. I urge you to look into DASH. I found an ex-police officer out of Michigan who owns MTT DASH Divers he charges \$1,300.00 per day for suction harvesting. A company I spoke with out of Illinois charges \$4,300.00 per day. I have also found a man in Michigan who is putting together and selling the equipment to do DASH.
 - a. Mark- we probably will not treat with Fluridone next year. That will give us extra money to use. We should decide before spring if we will try different approaches to SSW.
 - b. Pat- Donahoe said 7 gallons Fluridone in the Spring for Curly Leaf, Pond Weed, Elodea, Coontail. Then map for SSW mid June, treat as last Fall \$390.00 per acre and again in the Fall.
 - c. Dave- We need to keep in mind any chemical restrictions.
 - d. Terry- I see different approaches based on what we find in the Lake next year.
 - e. Alysia- We need to decide on someone before Spring. The Hiawatha property owners are selling in the Spring. They will contact us on the purchase of the east side lot.

9. Director's Comments-

1. Linda- received WACF most recent mailed publication. Papakeechee is included in the booklet. Saying Phosphorus 6%, Nitrogen 2%, Sediment 3%, Total Volume 5%. They also have Papakeechee and TriCounty tied together, saying over 3,479 acres of watershed. All of TriCounty does not flow into Papakeechee or Wawasee. This was the intent of my warning at the last meeting about tying Papakeechee into the WACF, opening the PPA to out of our control unvetted 'statistics', public scrutiny, perhaps official oversight. Anthony- I know those numbers are wrong.
2. Marshall- Happy Veteran's Day, Thank you for your service.
3. Bernie- If you have ideas for changes to the website let me know. Outdated info can be removed.
4. Mark- I'll dive into bringing the website up to date
5. Terry- I think we should still remove the harvested weeds from the west side of Hiawatha. (even though the property has been purchased)

**Motion to Adjourn- Pat

Second- Marshall

Adjourned 11:27 AM

Next Meeting: - Wawasee Middle School -