

PPA Board Meeting Minutes - March 9, 2024

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- NP District 8&9- Terry Radtke
District 5- NP

Guests- Lucas VanderHart & Katie Gagnon D5A, Stacy Hammel D1, Chris & Lani Wolferman D2, Paul Erst D6, Danny & Kathy Roman D1, Shane Wallace D2, Drew & Leslie Foster D4

3. Review of February 10, 2024 Minutes- Linda

**Motion to Accept the February 10, 2024 Minutes- Sherry

Second- Terry

Carried

4. Treasurer's Report- Pat

A. February 2024

Checking Balance- \$ 32,564.50

Accounts Receivable- 40,474.10

Total Current Assets- \$ 148,235.14

\$1,300.00 DASH refundable deposit

B. Dues -

- a. Slightly more than 50% paid

**Motion to accept the February 2024 Treasurer's report- Anthony

Second- Terry

Carried

5. Maintenance Report- Terry

A. First Quarter Dam Inspection next week

B. Holes are dug for the gate

C. Dave Moore planning to retire. Terry will keep in touch.

6. Old Business

A. Emergency Action Plan (EAP)

a. using the Template provided by IDNR

b. Emergency Contact List: Terry, Alysia, Dave

c. Inundation Maps, Bill Holder (Kos County GIS) offered to look into it. Anthony- USGS has software online that could help.

d. Bernie- Probably 90-95% complete

B. Weed Study- Alysia

a. Emailed Aquatic Weed Control proposed 2024 Aquatic Vegetation Management Plan Includes map, budget, target plants, etc. Linda- Date for plant study?

C. Pow Wow- Bernie

a. On schedule for 1st week of March

7. New Business

A. Harvester/Lake Maintenance Budget- Alysia

a. Need more info from weed study etc.

b. Terry- all items are in the building to prepare the Harvester for duty, has spoken with Paul. Alysia- Stacy is interested in helping.

B. Key Inventory- Alysia

a. Change the door lock at the building. Make 6 keys. Bernie- make them Do Not Duplicate. Look into restricted access keys?

C. New Budget- Alysia

- a. Pat pulling together 2023 info for updates.

8. Guest Comments:

1. Drew Foster- STR owner, asking about the recent letter, that his wife talked to Alysia. Alysia- I told her that you needed to come before the Board.
2. Leslie Foster- Called in June asking about STR. Was told there were several STR on the Lake so went ahead with the purchase. How do you notify for Board meetings? On the website calendar and a sign posted at the building if too cold to hold the meeting there, usually the second Saturday of the month. No meeting December or January. Annual Membership meeting, a post card notice is mailed to members, usually the second Saturday of August.
3. Shane Wallace- I live on the Lake full time. We need to remain calm. We understand the predicament. How was this choice determined to be the legal option? I think the STR owners can come together as a body with the Board to reach a conclusion that we can all live with.
4. Lucas VanderHart- In October we were told there would be a committee established. That never happened. There was a survey taken. These things would not have been offered if STR were not allowed. I understand the desire to make the Lake private. None of my guests use the Lake. This blanket statement is extremely damaging. Not enforceable. Most STR can book 6 months out. If we need to cancel it will effect our ratings as 'Super Hosts'.
5. Lani Wolferman- Fair would be to have come to the Board before establishing a business at Papakeechee.
6. Kathy Roman- Details about the special contract?
7. Leslie Foster- One STR has been here for 10 years. We don't allow pets. We have quiet hours. We self manage.
8. Shane- Obviously there are some who are ruining it for everybody. I would like to know who they are. I'm not saying everyone should be allowed to have STR.
9. Chris & Lani Wolferman- I've been woken up twice this week. They are in our yard, on our pier, loud and partying. It's not up to us to oversee. It is dangerous.
10. Leslie Foster- We have cameras, we monitor our guests, we are quiet people.
11. Lucas VanderHart- What does enforcement look like? What are the penalties? I don't use the Lake. I feel I am not in violation.
Sherry- We all mention the privacy component. How do you expect a volunteer Board to manage your business? If a violation would happen, how would we make you stop? Then it would be another battle. How many battles do we fight? Just because it was allowed to happen doesn't mean that it was correct. We didn't know how to deal with it. We've researched, we've gone to Attorneys. You haven't heard the discussions of how do we handle it. I don't want you to think that this is just a piece of paper that we sent you. This conversation has gone on for many months. Lucas- This is a matter of private property. Terry- All have to be treated the same. Terry reads from Article 5 Section 2: The Board of Directors may revoke any members privileges for non-payment of dues or if he violates any of the Bylaws or restrictions of the Association or of the deed of the Papakeechee Corporation.
12. Stacy Hammel- We have lot owners, reputable business owners in the community, who own STR on other lakes. After hearing the concerns at last year's annual meeting and understanding the negative impact the STR are having on the Lake they decided to and have sold their lot. Our property loses value with the access of the public that is allowed by STR not only on the Lake but in our neighborhoods.
13. Lani Wolferman- I also have an investment in property. I bought on a private Lake that is no longer private. We paid a million dollars to rebuild the dam to keep the Lake private.
14. Kaitlin Gagnon- What if a permanent renter moves in and uses meth?
15. Lucas VanderHart- I will post on my property that there is no access to Papakeechee Lake. I would like assurance from the Board that as long as I'm not using Association property for financial gain then I'm not in any violation. If I am in violation then the penalty would be lack of use of Association property which I don't use anyway so it has no affect on me? Am I incorrect in that assumption? Terry- You pay

dues to the Association? Lucas- Yes Terry- Your land is deeded to the Papakeeche Association, correct?

Lucas- It is deeded to me but I have to abide by the rules that are attached to the property thereon.

Terry- There it is. Stacy- Your property is a part of the Corporation. You can not separate yourself from the Association or it's rules.

16. Lani Wolferman- The problem here is the property owners are left to be responsible for your guests when they don't follow the rules.
17. Kathy Roman- Why send the survey? Why suggest there will be a committee, if this is a black & white situation? If we are in the wrong why not just say so? We have a relationship with the people around our property. For us it's not a business.
18. Anthony- The intention of the survey was to gather information.
19. Drew Foster- I would not have invested my life into this property had I known they were not allowed.
20. Leslie Foster- We were already in contract. I called to get a quick answer before we signed papers.
21. Shane Wallace- Can the Board give out the mailing list? No.
22. Anthony- This discussion has been going on within the Board for a long time. It's a complicated problem. We understand the impacts that our decisions will have on people. It's difficult to keep everybody happy. That's what slowed us down, trying to come to terms with all the different conflicting parts of the puzzle. So it's not negligence on our part. It's the complication of it. It is hard because no matter what decision you make there will always be someone who isn't satisfied. This is the reality of it.

8. Director Comments:

1. Sherry- My concern with the Board providing mailing services is one of privacy matters.
2. Jim- Would not be surprised if ----- were planning to turn their property into STR. They have added a second floor.
3. Anthony- I'm opposed to anyone on the Board making any suggestion in a public forum that hasn't been previously discussed by the Board.

**Motion- Adjourn- Pat

Second- Dave

Adjourn 10:08 AM

Next meeting: April 13, 2024 - Wawasee Middle School - 8:15 AM