

PPA Board Meeting Minutes - June 8, 2024

- 1. Call to Order- 8:17AM- Alysia
- 2. Roll -
 - President- Alysia Hammel
 - Treasurer- Pat Ebetino
 - District 1- Lynn Ballentine
 - District 2- Bernie Ebetino
 - District 3- Anthony Serianni
 - District 4- Mark Laurent
 - District 5- Steve Longstreet
 - Vice President- Dan Connell
 - Secretary- Linda Minnick
 - District 5A- Marshall Minnick
 - District 6- Jim Whitehead
 - District 7- Sherry Doherty
 - 8&9- Terry Radtke

Guests

- 1. Mark Schmalbach, D9-
- 2. Shane Wallace, D2-
- 3. Darby & Joanna Miller, D9-
- 4. Kathy Roman, D1-
- 5. Paul Erst, D6-
- 6. Emma Hamilton, D6-
- 7. Jeff Glon, D3-
- 8. Connie Heimann, D2-
- 9. Leslie & Drew Foster, D6-
- 10. Jon Korejwa, D6-

- 3. Secretary's Report- Linda
 - A. Review of May 11, 2024 Meeting Minutes

**Motion to Accept- Pat
Second- Marshall
Carried

- 4. Treasurer's Report- Pat
 - A. Money Market- \$ 25,459.01
 - Checking- 43,846.43
 - Total Checking+Savings- 69,305.44
 - Total Current Assets- \$ 121,019.14

Paid	AWC- 6 Gallons Avast	\$12,540.00
	Moore & Moore- Weed Removal	1,350.00
	Moore & Moore- Snow Removal	1,400.00
	Website Host, Building new Lockset, Harvester	659.45

- B. Delinquent Dues -
 - a. 4 still out- \$ 1,126.16
 - b. Sending to Attorney
 - c. As of this time these owners have no lake rights

**Motion to accept the Treasurer's report- Sherry
Second- Bernie
Carried

- 6. Maintenance Report- Terry
 - A. 2nd quarter Dam Inspection- Good Mark- sidewalk? Won't have inspection info until EAP finished
 - B. Building- bid for new siding \$18,000.00 - 24,000.00
 - a. Terry painted 2011- \$4,500.00 included paint, door seals Lift 1 week rental then \$375.00 now \$1,500.00, painter coming for estimate next week \$15,000.00? Sherry- ask about roof leak repair? No
 - C. Kids on burgundy 4 wheeler pulled out onto 850 in front of him, has a photo

- D. June 7 AWC visual weed check, mapped SSW areas to keep Harvester out Alysia- no Harvester operation in those areas
- E. Alysia- Pile at Holiday a couple hours of training cutting, minimal weeds, Terry- weeds showing streaks having absorbed the Avast, weeds are dying, Loucks said we could dump on east side of Hiawatha but SSW there, new owner west side of Hiawatha No dumping, Terry- start thinking about what to do with weeds, extra hour in travel time to take to other end of Lake, called to price conveyor, \$450.00 each time to remove/replace dumpster
- F. EAP- Bernie mostly ready to go, need inundation map
- G. Bernie- why won't TerraCon release the inspection report to us? Terry- DNR has input
- H. Alysia- When will the gate go up? Terry- this week Alysia- there were vehicles parked at the ramp, people with chairs on the Dam fishing saying I've done it for 40 years you're not going to make me stop today, they point across the Lake saying they said I could, truck on levee dumping sand into Lake, Terry- the double pier is listing to one side, what can we do? Bylaws say no boathouses on Lake, Marshall- why was he allowed to do it years ago? Bernie- does it say he has to do what it says? Yes Pat- reads from agreement- You agree to maintain the pier and keep it up to standards as spelled out in the aforementioned document. If at anytime it is deemed it is not being done you will be asked to remove the pier. Sherry- what is next? Write a letter, 30 days to comply if not will be sent to Attorney Sherry- it is brought to the meeting so we need to respond and it should be in writing Dan- start strong, this is the violation, this is what needs to happen

7. Old Business

- A. Website redesign- Mark
 - a. Postpone Board discussion, haven't come to a group consensus of concerns to be addressed
 - b. Pat- not intended for advertising, purpose is to disseminate info to PPA members
 - c. Mark- could have Dam Management plan, Weed Management plan, Water Test results, etc. not opposed to Board input concerning private things we prefer not to be on the website because we don't want them publicly available?
 - d. Anthony- has been looking at other Lake website content, in no danger of too much info, maybe part of the reason why people haven't been compliant, they don't know the rules, we haven't put them in front of them in a clear and readable manner Bernie- too big and involved can be intimidating, Anthony- we could upgrade without a lot of burden and maintenance
 - e. Mark- we will decide as a group and come back to the Board Bernie- keep it simple
- B. Budget Vote- Pat
 - a. #5 Building/Property/Grounds/Mowing/Maintenance '24 \$5,500.00 may need to increase if building siding/painting is needed
 - b. #1 Administrative/Postage/Printing '24 \$800.00 raise to \$1,500.00 additional mailings, Annual Meeting notices, postage ect.
 - c. Mark- we are talking about doing something to the building in '25 so need to increase Alysia- hasn't been decided Sherry- where would the \$\$ come from if we do decide Pat- for '25 we are going to be \$36,000.00 over budget, building beautification would add to the overage Mark- it would only be a one time expense, we could use assets to pay for it without increasing dues Alysia- would that be the best use of our assets, that's the decision Mark- does anyone think the building does not need 'exterior treatment'? Marshall- the building is amazingly dry, well built, a little ugly on the front Linda- are we going to spend \$12,000.00 to make it pretty? Sherry- saying that wouldn't be a part of the yearly budget Pat- we didn't approve last month because not decided on the building, did that line item need to be increased? Mark- quick survey most likely to paint versus reside? Jim- if you reside you never have to paint again, the south side exposed to the sun is peeling looks terrible Steve- doesn't have to be done this year, leave off budget until paint quote comes in, budget needs finished by Annual Meeting Linda- doesn't like presenting a budget that looks blasted Drew Foster- What kind of investments do you have? Are they liquid cash? Yes, money market and CD Anthony- Board's position on evaluating the annual amount of the Budget and why doesn't it track inflation? Pat- '23 line #17 taxes

\$6,526.47 new assessment \$7,200.00 upped '25 to \$8,000.00 Anthony- any budget he has been involved with had inflation factor built in Mark- we are set on our expenses gives a deficit, do we take that difference out of assets or increase the dues? Pat- we can propose dues increase but it must be voted on by Members Alysia- we have extra money, I don't want to increase dues Anthony- we make what we can and can't do for the lake decisions based on what we have in reserve Pat- any large item we do an assessment Anthony- our decisions are based on what we have instead of what is best for the Lake Jim- anyone does, that's how I run my house, you decide based on what you have Alysia- we make decisions based on best use of the money, do we have to have this? the building is not a pressing matter Sherry- raising dues is not a necessary discussion, we aren't going to blow through the money in the next year

**Motion to accept budget as proposed- Marshall

Second- Dan

Carried

8. New Business

A. Unkept Property

- a. Terry- mowing, presents North Webster's new mowing fees- labor @ \$50 per hour + equipment @ \$50 per hour + already in place \$75 fine, 50% to grounds keeper, could change by-laws, vote at annual meeting, we have 3 on Hatchery grass is waist high Marshall- put the original \$50 fee in place when he was Supt. of Public Works, based on \$1 per minute it worked, mostly people who don't pay bills or moved & trying to sell, the one on Koher Rd S for sale by Cressy Everts, Both mentioned properties have been mowed Anthony- enforcement? Sherry- if they don't pay? Lien filed and fees charged Jim- we can't send people onto private property Alysia- the Bylaws say Sec 1 (D) good, safe, sanitary & not a nuisance or hazard, Sec 1 (H) Directors shall arrange for correction at owner's expense Pat- when tried to force Kos. County said they can let it grow Jim- Health Dept. issue Lynn- send a letter Jim- has tried doesn't work Sherry- send a letter Linda- we have a 2021 letter on file asking for correction that mentions a similar 2014 letter for the same property we are discussing now Alysia- we can because we have the Association Bylaws it doesn't have to do with the County Mark- reimbursement for entering their property and mowing so need to decide if that's what we are going to do Pat- lien sits until the property is sold, PPA could be out a lot of money Jim- they aren't selling Bernie- the Bylaws don't determine what is acceptable

B. Establish Election Nominating Committee

- a. Alysia- President & Secretary & Even numbered Districts
 - i. Sherry/ Marshall/ Anthony
 - ii. current District Directors - Jim- undecided, Bernie- will continue, Mark- will continue, Terry- will continue
 - iii. current President- Alysia- undecided, Secretary- Linda- will continue if no one else volunteers

C. Financial Review Committee

- a. Jon Korejwa/ Mark/ Sally Whitehead

9. Guest Comments

1. Connie Heimann D2- lessen the expense of disposing cut seaweed offer to gardeners- *Terry- we have offered Connie- put on website *Mark- post on Nextdoor app *Linda- then a lot of people show up without supervision Joanna D9- offer to farmers
2. Joanna Miller D9- would like an annual yardsale *Alysia- they did have bake sales, chicken BBQ, parking Joanna- rent tables \$10 each goes to Board *Mark- would you be interested in organizing? Joanna- maybe, in coordination with the sale at the storage condos & Church *Bernie- in the Pow Wow it says bring fundraising ideas to Linda
3. Shane Wallace D2- in reference to the STR signs, it's your property do what you want, I think it looks ridiculous, it's turned a beautiful place toxic. It's now Toxic Point instead of Promontory Point. It doesn't

bring a good environment to people who visit the lake or people who live here *Alysia- that's what people think about STR, they say to call but a 'guest's' dog tried to bite my Husband, there was marijuana wafting from the deck, those things are toxic to us, Shane- those are things that are against the law so you have a right to pursue something *Alysia- but we don't, we're not those people, we just want to live in peace Shane- I don't care, it just doesn't look good on the whole Association Jeff Glon D3- I agree with Shane, I was taken aback when I saw them, I don't want to see signs that tell people they're not welcome Paul Erst D6- maybe we could put up taller fences *Alysia- there are county codes about fence height, I called was told 6 feet *Bernie- don't want to get into saying a sign is or is not appropriate

4. Leslie Foster D6- easier to raise dues slowly than all at once
5. Paul Erst D6- some STR aren't interrupting their neighborhood and others are dragging people down, I'm proud of my sign, I wish we didn't have this problem but we do

10. Director's Comments

1. Sherry- the Lake is beautiful
2. Linda- new WACF publication has included Lake Papakeechee on a list of tributaries that "carry large amounts of agricultural runoff into Lake Wawasee, which is untrue and is published for the whole community to see Anthony- Linda sent this to me, what can you do about ignorance? They are well aware of the phosphate situation in Lake Papakeechee. We have data over the last 10 years that talk about this issue. I don't think there is anything you can do about this. The last time this happened I talked to Beth, requested that if they were going to mention Lake Papakeechee that he be notified before it was published so he could comment. Obviously that hasn't happened. It's baloney. They should know better. They have spent probably millions on this sediment study, this comment makes no sense. What can you say other than, stupid. Linda- can we send a letter?
3. Bernie- should I have people wanting weeds contact someone? no, only 1 load

**Motion- to Adjourn- Pat

Second- Marshall

Adjourn 10:02 AM

*Name- Board member reply in Guest Comments

Next meeting: July 13, 2024 - PPA Building, Hatchery Rd - 8:15 AM