

Perry Park Resort Owners Association
ANNUAL Board of Directors Meeting Minutes
Saturday, September 13, 2025

The meeting was called to order at 12:30 p.m. by Brian Houillion. In attendance were Paul Minch, Scott Walker, Karen Blythe, Byron Santee, Debbie Egan, Bob Beil.

PPROA Officers for 2025/2026 are:

Brian Houillion – President
Karen Blythe – Vice President
Paul Minch – Treasurer
Scott Walker – Secretary

A Resolution was adopted to confirm the newly elected PPROA Officers, Motion made by Scott Walker, second by Bob Beil, all in favor and the Resolution was passed.

First Reading of ACT to amend BYLAWS Addendum B *Board of Director Committees* to reorganize the Board Committee structure:

- Communications and Planning committees will now be **Community Engagement committee**
- Finance committee will now be **Finance & Administration committee**
- New **Rules Review committee**
- Grounds, Lakes and Roads committee will now be **Infrastructure committee**
- **Compliance Committee** will be reformed with new compliance process

The 2025 – 2026 Financial Report and Budget overview was presented by Paul Minch.

2025/2026 Committee Chairpersons and Committee Members (CMs) upon completion of restructuring process are:

Community Engagement – Chairman: Debbie Egan
Finance & Administration – Chairmen: Paul Minch, Scott Walker, Brian Houillion, Karen Blythe
Infrastructure – Chairman: Bob Beil
Rules Review – Chairman: Brian Houillion
Legal – Chairman: Scott Walker
Compliance – Chairman - TBD

Agreed Order (2009) Board delegates to Oversight Committee

Scott Fullenkamp (term 2024-2026)

Byron Santee (appointed to replace Frank Niemeyer whose term expires 2026)

A Resolution was passed to appoint Jeanine Margolen as Recording Secretary, Motion by Brian Houillion with a second by Karen Blythe – all in favor and the motion was approved.

There is One (1) vacancy on the PPROA board for a one-year term: 2025 – 2026. Please provide a bio to the board for consideration as PPROA board member to complete the term.

A Resolution was passed to set the monthly meeting to the Second Saturday of the month at 10:00 a.m. Motion made by Brian Houillion with a second by Paul Minch – all in favor and the motion was approved.

A Resolution was passed to accept the Agreed Order of a payment plan for a property currently in arrears of Annual Assessment dues and in the foreclosure process. The acceptance was provisional upon that if the owner missed one (1) payment, the process would immediately proceed to Foreclosure and Order of Sale through the Circuit Court. Motion by Paul Minch with a second by Byron Santee – all in favor and the motion is approved.

Discussion and update was provided on another Foreclosure process the PPROA is pursuing.

A motion to adjourn was made by Scott Walker with a second by Bob Beil – all in favor and the meeting was adjourned.

Respectfully submitted by Jeanine Margolen, Recording Secretary, to Scott Walker, Board Secretary.