

PPROA

Board of Director's Minutes

Saturday, August 9, 2025

The monthly board meeting was called to order at 10:30 a.m. by President, Scott Fullenkamp. In attendance were Scott Walker, Jeanine Margolen, Frank Niemeyer, Brian Houillion, Paul Minch, Bob Beil

A motion was made to create a Committee beginning in September, 2025, (to run for one year) to study, revise if necessary and finalize Community Rules by Brian Houillion with a second by Frank Niemeyer, all in favor and the motion was approved.

Minutes from the June, 2025 meeting were presented by Scott Fullenkamp. A motion was made to accept the June, 2025 minutes by Frank Niemeyer with a second by Scott Walker – all in favor and the motion was approved.

The June and July, 2025 Treasurer's report was presented by Paul Minch. A motion was made to accept the June and July, 2025 Treasurer's report by Jeanine Margolen with a second by Scott Walker – All board members in favor of motion with the exception of Brian Houillion present but not voting.

COMMITTEES:

Communications – presented by Jeanine Margolen – August & Sept Social info sent to residents. Burger Night review by Judy Martin. Review of current planned events. No motions.

Legal – presented by Scott Walker – No motions – Two foreclosures in process – one in mobile home area, one in front residential area.

Infrastructure – (Grounds, Roads, Lakes) – presented by Brian Houillion – No motions

Compliance – presented by Brian Houillion – No motions

Building Permits – presented by Bob Beil – No motions – Two matters: Riverside Dr – New Home; Shed was placed – No permit and letter will be sent.

Oversight – presented Scott Fullenkamp – No motions - Culvert repair and gate replacement to begin. A ¾" solid steel gate to be fabricated and installed: \$8K - \$10K. The headwall of the culvert must be repaired also – approximate cost: \$16K. The gate and the culvert repair will begin asap (when water is not flowing from the lake to the river). Brian Houillion advised FEMA Public Assistance may be available and he will apply for this money if PPROA is eligible.

Elections – presented by Frank Niemeyer – Resignation of board member was announced, leaving a one-year (2025-2026) term available. A motion was made to acknowledge the current Board seat vacancy and appoint a new member no earlier than the September, 2025 (if a Bio is received) meeting to fill this vacancy by Brian Houillion with a second by Scott Walker, all in favor and the motion was approved.

Only three (3) Bios were received in application for the three (3) Board seats up for election. A formal election was deemed unnecessary and costly – Byron Santee, Karen Blythe, Brian Houillion as only applicants for available seats will be appointed by Board resolution at the September, 2025 meeting. A motion was made to establish Byron Santee, Karen Blythe and Brian Houillion as the only qualified candidates to the PPROA Board for the 2025 – 2028 term by Frank Niemeyer with a second by Scott Walker – all in favor and the motion was approved.

Old Business –

Article III(K) Actions:

IA 2025 – 0802 – Early Loan Payoff

IA 2025 – 0726 – Bookmobile Agreement

IA 2025 - 0713 – Accepting bid for Road/drain pipe replacement - Flamingo

Second Reading - Act to Amend the By-Laws (Fiscal Year July 1st to June 30th) –Motion to approve by Brian Houillion with a second by Frank Niemeyer – all in favor and the motion was approved.

Severe weather alarm to be addressed.

New Business –

Motion by Brian Houillion to create an ad hoc Rules Review Committee to review ATV rules. After discussion, motion withdrawn.

First Reading - Act to Amend the Bylaws (Addendum B) to create a Rules Review Committee.

Judy Martin advised the backroom A/C is not running and Fitzgerald Heating and A/C has been called.

A motion was made to adjourn the meeting by Scott Fullenkamp with a second by Brian Houillion – all in favor and the meeting was adjourned.

Respectfully submitted, Jeanine Margolen, Secretary