

PPROA

Board of Director's Minutes

Saturday, January 10, 2026

The monthly board meeting was called to order at 10:00 a.m. by President, Brian Houillion. In attendance were Paul Minch, Debbie Egan, Byron Santee, Karen Blythe

Minutes from the December, 2025 board meeting were presented by Brian Houillion. A motion was made to approve the December, 2025 meeting minutes by Paul Minch with a second by Karen Blythe – all in favor and the motion passed.

The December, 2025 Treasurer's report was presented by Paul Minch. A motion was made to approve the December, 2025 Treasurer's Report by Karen Blythe with a second by Byron Santee – all in favor and the motion passed.

COMMITTEES:

Community Engagement – presented by Debbie Egan – Dates for upcoming 2025 & 2026 events were discussed. The Annual PPLA Fish Fry begins on Friday, February 20th and the St. Patrick's Day party is scheduled for Saturday, March 14th are occurring in 1st Qtr, 2026. No Motions

Legal – presented by Brian Houillion – No motions – One foreclosure is in process with the Circuit Court.

Compliance – presented by Karen Blythe – No motions – One new complaint was received.

Infrastructure & Planning – (Grounds, Roads, Lakes) – presented by Brian Houillion – The Flood Gate may have been checked by Carl Domaschko. Will discuss with Carl.

Lake Inverness pump electric has been connected and is pumping and cycling.

A letter may need to be drafted to Privately Owned Lot owners regarding mowing this summer and possible charges implemented by the PPROA.

Discussion regarding gates and possibly revised fencing at the Guard House are in process. Cost feasibility is being investigated.

Hazards in the Mobile Home unit are being identified and process established for response.

Fire hydrant discussion. According to Carroll County Water Company, the hydrants are not operable and are only for Clean Out purposes. There's not enough pressure throughout most of Owen County for the hydrants to be useful.

Rules Review – presented by Brian Houillion – No motions – Approval for 2nd reading of the new Compliance Process.

Finance & Administration – Paul Minch – No motions – 2026-2027 Budget will need to be approved at or before the May, 2026 mtg.

An Election Committee will need to be appointed/created for the 2026 PPROA election.

Oversight – presented by Byron Santee – No motions

BLDG Permits – Three in process – One renewal, One new, One conditional.

Old Business –

New Compliance Process (Second Reading)– First reading was at the October, 2025 mtg. A motion was made to adopt the revised Compliance Process by Karen Blythe with a second by Byron Santee – all in favor and the motion has passed.

Discussion Only: Possible Spring Cleaning Sale for the PPROA – Community Center Fund. The Community Center fund is funded by Hall Rentals, Burger nights and PPLA hall use.

Article III K

IA_2026_0103 – Allows Paul Minch to provide payment, up to \$1,000, for lawyer fees.

IA_2026_0104 – Pursue new camera system for the Guard House. Danny Minch to discuss with Scott Walker

New Business – A motion was made to pay the Owen County Master Commissioner Fee of \$1,000 or actual cost to proceed with the foreclosure currently in process by Brian Houillion with a second by Paul Minch – all in favor and the motion passed.

A request was made to install a bird feeder at the guard house. No objections.

Propane tanks have not been refilled after use. Tanks will be filled and paid for out of either the Event or Community Center funds. Danny Minch will have them filled.

Motion to enter Executive Session for purposes of discussing potential litigation made by Brian Houillion with a second by Karen Blythe – all in favor and the motion passed.

Motion to exit Executive Session by Karen Blythe with a second by Byron Santee.

Per legal requirements no action was taken in Executive Session.

A motion was made to Adjourn the meeting by Karen Blythe with a second by Byron Santee, all in favor and the meeting was adjourned.

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

The WIFI password at the Community Center is: pproappla