

PPROA

Board of Director's Minutes

Saturday, October 11, 2025

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

Minutes from the September, 2025 board meeting and the 2025 Annual meeting were presented by Brian Houillion. A motion was made to accept both the September, 2025 and the 2025 Annual minutes by Karen Blythe with a second by Bob Beil – all in favor and the motion passed.

The September, 2025 Treasurer's report was presented by Paul Minch. A motion was made to accept the September, 2025 Treasurer's report by Karen Blythe with a second by Scott Fullenkamp - all in favor with one abstention and the motion passed.

A motion was made to approve the 2025 Annual Treasurer's report by Karen Blythe with a second by Debbie Egan - all in favor and the motion passed.

COMMITTEES:

Communications & Planning – presented by Debbie Egan – No motions.

Legal – presented by Scott Walker – No motions – New Legal representation is being explored for the PPROA. Two foreclosures in process.

Infrastructure – (Grounds, Roads, Lakes) – presented by Bob Beil – No motions – Update on Spillway and Gate repairs. Gate needs to be tested bi-annually. Lake Inverness pump update. Trees near roadways to be cut throughout the park. Grass cutting and Snow removal contracts are in process. Speed bumps removed after 1st of November.

Next Infrastructure Mtg – Oct 20th at Bob Beil's home. Blacktopping roads to be explored.

Rules Review – presented by Brian Houillion – No motions – This committee is open to anyone who would like to be involved in the rules review process.

Next meeting of Rules Review Committee will be scheduled for November 1st – 10:00 a.m. at the Comm. Ctr.

Compliance – presented by Brian Houillion – Two Compliance issues – 1) Temporary Structure of a tent. 2) Dog issue.

Building Permits – presented by Bob Beil – No motions –

Permit #2025-19 - Webster at 605 Springport – Approved.

Permit #2025-18 – Kaiser - 42 Heather Hill – Denied.

Oversight – presented by Brian Houillion – No motions – Par Tee is offering to give us their current playground equipment. Par Tee will place the playground where ever PPROA would like. The Playground, Pickleball courts and possibly a Dog Park could be placed at the old ball field. Suggestions were made for behind the Community Center by the shelter.

Old Business –

Article III(K) Actions

IA20250923 – Unattended Dog

IA20250915 – Addition of Karen Blythe to bank accounts.

IA20250929 – Provisional acceptance of playground equipment.

Second Reading – An Act to Amend the Bylaws (Addendum B) to reorganize PPROA Board of Directors Committees. Motion to made by Karen Blythe and seconded by Scott Walker – Seven in favor - one opposed. The motion passed.

Community Engagement – Chair: Debbie Egan

Finance & Administration – Members: Paul Minch, Scott Walker, Brian Houillion, Karen Blythe

Infrastructure – Chair: Bob Beil

Rules Review – Chair: Brian Houillion

Legal – Chair: Scott Walker

Compliance – Resolution to appoint Karen Blythe as Chair of the Compliance Committee. Motion by by Brian Houillion, second by Scott Walker – all in favor and the motion passed.

New Business –

First Reading – An ACT to Amend the Bylaws and Community Rules to create new Compliance Procedure as Addendum C to Bylaws.

The Rules and Review Committee will meet November 1st at 10am at the Community Center. Any resident in good standing is invited to attend and participate.

The Finance & Administration Committee will meet as needed in November.

The WIFI password at the Community Center is: pproappla

A motion was made to Adjourn the meeting by Karen Blythe, second by Paul Minch, all in favor and the meeting was adjourned.

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