

PPROA

Board of Director's Minutes

Saturday, April 11, 2026

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

Minutes from the February, 2026 board meeting were presented by Karen Blythe. A motion was made to approve the February, 2026 meeting minutes by Bob Beil with a second by Paul Minch – all in favor and the motion passed.

The February & March, 2026 Treasurer's report was presented by Paul Minch. A motion was made to approve the February Treasurer's report by Bob Beil with a second by Bryon Santee – all in favor and the motion passed. A motion was made to approve the March, 2026 Treasurer's Report by Scott Fullenkamp with a second by Bob Beil – all in favor and the motion passed.

COMMITTEES:

Community Engagement – presented by Debbie Egan – Fish Fry was a huge success. Easter Egg hunt went very well.

Legal – presented by Scott Walker – No motions – The Roberts property has been foreclosed. The second property owner in foreclosure has paid off their debt to the PPROA and is back in good standing.

Compliance – presented by Karen Blythe – No motion – The New Compliance Process has been approved. Ongoing Noise issues will need to be reviewed in the Rules Review Committee to determine if rules need amended.

Infrastructure & Planning – (Grounds, Roads, Lakes) – presented by Bob Beil – 4 Building Permits – permits are also being sent to Mr. Dunaway at Owen County offices. Discussion re: Unmowed lots that should be mowed twice yearly. Discussion re: abandoned mobile homes. Front Gate tabled due to cost. Spectrum has been contacted regarding cables on the ground with mowing season approaching. Inspection and Quotes for blacktopping and road repair throughout the park. Fencing permits and restrictions to be investigated.

Rules Review – presented by – No motions – A future meeting will be scheduled to review rules.

Finance & Administration – Paul Minch – The Profit & Loss statement for 2025-2026 was discussed in detail by Paul Minch. A motion was made to increase the 2026/2027 HOA fee by 5% to \$842.00 by Bob Beil with a second by Paul Minch – all in favor and the motion passed. When discussing the 2026/2027 budget and expenses, Debbie Egan has agreed to call 2 roofers for an estimate to repair or replace the leaking roof at the CC. The 2026/2027 Budget will be approved in either May or June, 2026.

Oversight – presented by Scott Fullenkamp – No motions

Old Business –

Website - Form links and who should receive the completed forms. A specific Gmail account will be the main source of info. The website is still under construction.

Playground Equipment – Location and Cost of Insurance. Liberty Mutual has questions regarding the playground installation and Liability costs. Discussion regarding Med-Pay. Discussion regarding playground pad/base.

New Business –

- Brian Houillion, President, has resigned from the PPROA Board.
- IA 26-03-05 – Daniel Adams has been approved to fill the open PPROA Board for the remaining 2026 term. An email will be sent out regarding the open PPROA Board seat and providing a Bio if interested. To be determined at the May PPROA Board mtg.
- Bookmobile – use has been low.
- Road Signs – need to be evaluated for repair or replacement.
- Dog Groomer – Mag's Wags has been approved to come back in to continue her grooming business when her health improves.

- Community Center Rental to Non-Resident. A motion was made to approve the rental to Eddie (Carl's EE) for his son's wedding in September at the regular Residential Rate by Debbie Egan with a second by Scott Fullenkamp – all in favor and the motion passed.
- Heaters, on the side of the shed, will be given away or sold.

A motion was made to Adjourn the meeting by Scott Fullenkamp with a second by Debbie Egan, 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