

PPROA

Board of Director's Minutes

July 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, Jeanine Margolen

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

The June, 2026 Treasurer's report was presented by Paul Minch. A motion was made to approve the June, 2026 Treasurer's report by Bob Beil with a second by Jeanine Margolen – all in favor and the motion passed.

COMMITTEES:

Community Engagement – presented by Debbie Egan, Jeanine Margolen, Judy Martin –Carnival Mtg July 17th - Blue Jelly Band plus food, July 25th - Everything Sale, September 5th – Carnival Mtg August 14th - Face Full of Chicken, September 11th - Carnival, September 12th. Volunteers are needed. If an Event held either inside or at the Shelter generates income, the Event should provide 10% of their profits to the PPROA.

Legal – presented by Scott Walker – At this time we have no attorney. Payment Plan letters have been sent to approx. 25 residents. Small Claims court is being considered for several residents. Seven residents have contacted Paul regarding their bills. No motions.

Compliance – presented by Karen Blythe – Letter will be sent regarding Dogs and Cats running loose. Discussion re: Underaged Drivers on Golf Carts. Burn site – unapproved items (cardboard, bldg. materials etc) are being dumped.

Infrastructure & Planning – (Grounds, Roads, Lakes) – presented by Bob Beil – Building Permits –

A revised Building Permit with Instruction Guide has been created with input from Par Tee. Community Rule change needs 2 readings. Timeline for initial Bldg Permits will be 9 months to completion with only 1 (one) - 3 month extension if approved.

A motion was made to place a \$500 fine on residents who begin a Project without an Approved and Signed (by PPROA and Par Tee) Building Permit by Dan Adams with a second by Scott Walker, all in favor and the motion was passed. This Approval Process includes: The initial permit to be provided to the Infrastructure chairperson for review. The permit goes to Par Tee for approval and signatures. After Par Tee approval, the permit is returned to the Infrastructure chair and provided to the Oversight Committee for their approval and signatures. After this process, the Signed and Approved document is provided to the resident to begin their project.

- * Unmowed lots – Carl to provide pricing for mowing and chemicals (if needed for thistle) for future cuts.
- * Tarring and Sealing of road cracks through some of the main loop plus off roads for approx. \$7770. A motion was made to approve cost of an additional \$270 by Scott Walker with a second by Bob Beil – all in favor and the motion passed. Specific roads were chosen to be tarred in July. Patching and small repair could be done later in the fall.
- * Trees – Springport Ferry and Flamingo to be trimmed Sunday, July 12th for vehicle safety.
- * Blocked culvert pipes on Riverside and Bridgehaven Drive – Oversight committee member(s) to discuss with Par Tee. Carroll Cty Water was in to work on the culvert area. Letters to be sent to affected residents to clean out their culvert pipes.
- * Gravel for Hillwood (Fairbourne will be worked on at a later date) – Motion made to spend \$800 for 2 loads of gravel for Fairbourne by Bob Beil with a second by Byron Santee – all in favor and the motion passed.
- * Abandoned Mobile homes – Burnt home has been cleaned up. Foreclosure is needed for one abandoned home. An attorney will be needed if trailer and land are deeded together. Owen county information does not specifically say the trailer is or is not tied to the lot. Compliance letters to be sent to several mobile home property owners to clean up their lot.
- * Lake Inverness pump – pump locked up and problem with flotation device.
- * Windmill for Lake Inverness to be explored.

Rules Review – presented by Karen Blythe – No motions

Finance & Administration – Paul Minch – The Alig property at the corner of Springport Ferry and Whipporwill has been turned over to the PPROA. No motions

Oversight – presented by Byron Santee – A meeting is to be set up for the Oversight Committee and Par Tee - No motions

Election - Jeanine Margolen and Frank Niemeyer will head up this committee. A Call for Candidates email has been sent plus 2 reminders were sent.

Old Business – The PPLA Fish Fry made a profit of \$2,700 and have provided \$300 (10%) to the PPROA.

The Roof has been completed. A location has been chosen for the playground equipment.

A letter has been sent to Mr. Carpenter regarding the completion of their new home on Inverness Rd.

New Business – Election deadline for Bios is July 25th. Lisa Egan will chair the count for the election count if needed.

A motion was made to file Foreclosure against Wooding in the mobile home park by Paul Minch with a second by Debbie Egan – all in favor and the motion passed.

A motion was made to Adjourn the meeting by Jeanine Margolen 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.

The WIFI password at the Community Center is: pproappla