

PPROA

Board of Director's Minutes

June 13, 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 May, 2026 board meeting were presented by Karen Blythe. A motion was made to approve the May, 2026 meeting minutes by Bob Beil with a second by Scott Walker – all in favor and the motion passed.

The May, 2026 Treasurer's report was presented by Paul Minch. A motion was made to approve the May Treasurer's report by Scott Walker with a second by Byron Santee – all in favor and the motion passed.

COMMITTEES:

Community Engagement – presented by Debbie Egan, Jeanine Margolen, Judy Martin – Band, July 10th - Blue Jelly Band plus food, July 25 - Everything Sale, September 5th - Carnival, September 12th. Volunteers are needed. A motion was made to approve the July 10th Band by Scott Fullenkamp with a second by Scott Walker – all in favor and the motion was approved. If an Event held either inside or at the Shelter generates income, the Event should provide 10% of their profits to the PPROA.

Fourth of July – a Motion was made to purchase hot dogs, hamburgers and buns by Scott Walker with a second by Jeanine Margolen – all in favor and the motion passed. Judy Martin will be permanently moving to Florida in October. She will be resigning from CC events and management at that time.

Legal – presented by Scott Walker – Discussion regarding new payment plan option for resident's non-payment of HOA fees under \$6,000. No motions.

Compliance – presented by Karen Blythe – No motion

Infrastructure & Planning – (Grounds, Roads, Lakes) – presented by Bob Beil – Building Permits –
190 Swan – Allen – Driveway and shed;
1617 Inverness – Carpenter - Uncompleted home. When is bldg. permit inactive – June, 2026
90 Adams Belle, Jacobs – Deck and Dock
75 Inverness – Neltner – Roof
1795 Inverness – Adams – Carport
Holiday Court – 2 uncompleted projects

Committee working to revise the Building Permit and extensions process with input from Par Tee.

*Unmowed lots – Carl to provide pricing for mowing and chemicals (if needed for thistle) for future cuts. *Gravel needed on Fairbourne and Hillwood.

*A motion was made to Tar/Seal road cracks through the main loop and possibly some off roads up to \$7500 by Scott Walker with a second by Byron – all in favor and the motion passed. Patching and small repair could be done later in the fall.

*Trees – Springport Ferry and Flamingo should be removed or trimmed for vehicle safety.

*Discussion regarding Blocked culvert pipes on Riverside and Bridgehaven Drive – Oversight committee member(s) to discuss with Par Tee.

*Abandoned Mobile homes – is the home tied to the property? An attorney will be needed if home and land are deeded together.

*Tree trimming/removal on Springport Ferry and Flamingo. Waiting for Dave Lyons and use of his bucket truck.

*Quote from Carl and/or Dave Lyons for culvert clean-up in mobile home park. Letters to be sent from the Board to affected mobile home residents re: culvert clean-up.

*Speed bumps are in.

*Lake Inverness pump is not working. Four Volunteers needed to pull the pump.

*Sewer Station by the golf course (sewage) is not working properly.

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

Finance & Administration – Paul Minch – No motions

Oversight – presented by Scott Fullenkamp – No motions

Old Business –

A motion was made to accept the playground equipment from Par Tee and place at the CC by Scott Fullenkamp with a second by Scott Walker – 6 yes, 3 no. The motion has been accepted. Cost will be yearly Liability of \$473.76/yr and one time fee of \$7,500 to install the base for this equipment.

Community Center roof – 3 bids \$29,375 Scott Jackson: Vital Roofing - \$26,475 – 5 yr warranty: Golden Triangle Roofing - 23,905 – 10 yr workmanship warranty, lifetime warranty for shingles. After discussion re: Liberty Mutual, the decision was made to move forward with Golden Triangle Roofing. A motion was made to have Golden Triangle Roofing complete the roof and siding by Scott Walker with a second by Dan Adams – all in favor and the motion was passed.

New Business –

Discussion regarding splitting the boat ramp lot on Swan Ct and selling ½ of that lot to a resident. The PPROA will hold the ramp side of the lot. *Approval is needed from Par Tee*. A motion was made to sell that ½ lot by Scott Walker with a second by Scott Fullenkamp – all in favor and the motion was passed.

Discussion regarding Disrespect to the Guards.

Jeanine Margolen and Frank Niemeyer will head-up the Election Committee. A call for candidates email will be sent asap.

Discussion regarding trapping beavers and muskrats. Homeowners should chicken wire wrap their trees.

Sirens are not functioning in the mobile home area. Owenton Emergency 911 dept has been contacted.

A motion was made to Adjourn the meeting by Jeanine Margolen with a second by Scott Fullenkamp, 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