

PPA Board Meeting Minutes
September 9, 2023

1. Call to Order- 8:15 AM- Alysia
2. Roll-

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|------------------------------|-------------------------------|
| President- Alysia Hammel | Vice President- Dave Hewitt |
| Treasurer- Pat Ebetino | Secretary- Linda Minnick |
| District 1- Lynn Ballentine | District 5A- Marshall Minnick |
| District 2- Bernie Ebetino | District 6- Jim Whitehead |
| District 3- Anthony Serianni | District 7- Sherry Doherty |
| District 4- NP | District 8&9- Terry Radtke |

Guests- Kent Renner D7, Dave Arnott D1, Paul Erst D6,
Lani Wolferman D2, John Hart D5A

3. Review of July 9, 2023 Minutes- Linda

**Motion to Accept- Bernie

Second- Sherry Carried

4. Treasurer's Report- Pat

- A. July 2023

| | |
|-----------------------|---------------|
| Checking Balance- | \$ 113,654.50 |
| Accounts Receivable- | 1,785.40 |
| Total Current Assets- | 185,774.58 |

- B. Harvester hours paid 237.8 - \$4,756.00

- C. Steve, road maintenance materials - \$88.25

**Motion to Accept- Sherry

Second- Marshall Carried

5. Maintenance Report- Terry

- A. Bill from EEI (biennial Dam inspection) to Pat - \$2,415.50

6. Old Business

- A. Outstanding Dues

- a. ****, deceased, Attorney in process of debt collection, Pat will send invoice to **** estate Attorney.
- b. ****, deceased, new owner paid a portion

**Motion to Accept amount paid as in full- Pat

Second- Dave Carried

- c. Remaining will receive a final notice before collection

- B. Weed Study

- a. Donahoe treated 8/18 for Starry Stonewort, will return next week to check, Steve- would like him to wait until the water clears for a better view, questioned the accuracy of the IDNR recommended Tier II study done by Aquatic Control, Marshall- would like a report from Donahoe on where he treated, with what & results, Terry- Donahoe recommends no more harvesting this year to avoid spreading. All agreed that it was better to harvest than over use of chemicals. We need to remove the cut weeds from the Hiawatha & Holiday sites. How much money available for removal? \$2,500? Bernie- Can we remove from the island? No Anthony- LAPSI wants the harvested weeds removed as harvested. It appears by inaction that the Board is not concerned about removal. Dave- set the amount up to \$5,000.00

**Motion not to exceed \$2,500.00 for harvested weed removal at Hiawatha & Holiday Ln- Terry

Second- Jim Carried

- b. Dave- talks to many people from different lakes who are all treating Starry Stonewort
- c. Alysia will contact Donahoe for a report.
- d. Steve- See handouts, based on past levels of Fluridone for extended periods of time at the lower water levels we managed to reduce Curly Leaf and Large Leaf to minimal amounts which allowed the Elodea to fill in. We will need to be conscious of that as we move into treatment of Starry Stonewort. Recommends early April weed study for 2024. Alysia- taking into consideration the discovery of Starry Stonewort after these results our plans for 2024 treatment could be entirely different Anthony- in '22

we started with very high concentrations of Fluridone which is effective on Curly Leaf but not Elodea in that time frame. We will not sustain those levels for that amount of time so it makes sense to continue harvesting of Elodea, if harvesting is handled responsibly. Alysia- Read the studies! We'll come back to this.

C. Lake Level-

- a. Steve recommends keeping to -3" during the Summer and -6" winter. Pat- the level is lowered for protection of the Dam. Sherry- We don't lower until November this can wait.

D. Building Siding-

- a. Not a dire need. Spring consideration.

E. Gate-

- a. Marshall- Why a gate at the ramp? It makes no sense to inconvenience everyone who has a right to launch. Why not a camera?

**Motion to not put a gate at the ramp- Steve

Second- Jim Steve rescinds

**Motion to put up a gate with a card reader.

No Second

**Motion to put up a gate with a sign- Alysia

Second- Anthony Carried

- b. Terry- We have the powers to say, if not an owner can't bring boats in. 99% of owners don't move their boats to other lakes. Need a gate with a sign that says PPA only. Alysia has caught people that don't belong. Anthony- It would help keep the Lake private.

F. Website/ Social Media-

- a. Alysia- It could be quick notice option. Easy to reach all. Sherry- Can it be ended if no longer wanted? Yes Bernie- A Face Book page or a new website? Either The current website has an e-mail option. Anthony- We need a Web Master to make improvements on what we have. Bernie- A Web Master adds a delay to up loads and could get expensive. Alysia- Continue info acquisition.

G. Investments-

- a. Alysia- Mix up on times at the Bank, will make another attempt.

H. Short Term Rentals STR-

- a. Survey- Anthony- After the Annual it's very clear that this is our singular biggest concern. Ann has done surveys before and has come up with this as a starting place. Sherry- It's very complete. Bernie- Need to explain the idea of a Manager. Shouldn't be a Board burden. STR owners would have to pay for that. Anthony- The need for a Manager hinges on the complexity of the regulations. Linda- The very first thing to do is to define exactly what we consider an STR. Alysia- If you don't get your mail here then it's a short term. Marshall- We can't wait another 30 days to get this out. How will you put it out? Alysia- online? Anthony- Each Rep could send or take to their owners. Marshall- At the Annual it appeared a majority of people were not in favor. Anthony & Linda will revise, send email to Board for approval.

**Motion to mail USPS with a date for return & a postage paid envelope- Lynn

Second- Marshall Carried

7. New Business

- A. Propose Goals for 2024- tabled to October
- B. Board members break tie for District 1 Rep
 - a. Only Lynn came to the meeting, Retained
- C. Credit Card Holders-
 - a. Pat, Alysia, Terry
- D. Video Projector-
 - a. Anthony- Would like to donate Screen & Projector
- E. Meeting place for Oct., Nov., Feb., March, April
 - a. North Webster Library has a very nice room, Free but they don't open until 10:00
 - b. October meeting at PPA
- F. Possible Lake Manager-
 - a. Steve- extra testing, surveys, harvesting

G. Private Roads-

a. Alysia- Lenders are wanting a better document on how the Private roads are allotted

8. Guest Comments-

1. John Hart 5A- His condo has a FB page. It's a plus. I sent you a name of an Indiana Attorney. Their information says you have the right to control if it's in the Covenants.
2. Lani Wolferman D2- STR!! My next door property had 10+ people. Spoke with 2 Real Estate Attorneys, PPA owns the Lake, use the Covenants & Bylaws, Air BnB says in their regulations "before opening your house to the public" We are a private Lake, so not allowed. Every property owner should have to declare the use of their property. Why did I pay all that money for the Dam reconstruction for all those years if it's not a private Lake?
3. Kent Renner D7- Are there actually people using Air BnB, VRBO, etc.? Yes There are a lot who are not using rental companies. Do something!
4. Jon Korweja D6- Need a sign that says this is for Property Owners only & has the washing requirements
5. Dave Arnott D7- We are not Attorneys. Take it to an Attorney. Get it stopped.
6. Paul Erst D6- You need to get it stopped soon. If you are going to let this continue I don't see why I need to pay dues to maintain a private Lake where you are allowing public access. Do this first. Then we can focus on the weeds.

9. Director's Comments-

1. Sherry- Requirements to change the ByLaws? Actual wording of the change included in an announcement sent 10 days before a Special Meeting saying a vote will be held on the proposed change.
2. Dave- No person whether PPA property owner or not shall have the right to use PPA property for Personal Gain or Commercial Use without prior consent of the PPA.
3. Sherry- We have a Covenant that covers this.
4. Jim- Has a letter ever been sent to STR owners letting them know these Covenants & ByLaws exist & our concerns? We don't know who they are because they have not come to the PPA for consent.
5. Alysia- We need to go to a Real Estate Attorney, give them our Covenants and Bylaws and the information we have gathered telling them a percentage of owners want us to do this.
6. Anthony- Our Attorney said to change the Covenants. What is the status of retrieval of our files? Not yet. Where are we on workman's comp.?
7. Steve- Not just a call to our insurance? Anthony- If you hire someone you have to prove you have them covered. If they are a contractor then they must prove insurance. Dave- Once we apply for workman's comp then we will have to tax. You may lose operators.
8. Sherry- Sobota pier issue? Terry- Waiting on the report from EEI to see what they recommend to IDNR.
9. Terry- Thank you Alysia for your email. We are all in this together and will do our best for the well being of the Lake.
10. Dave- We need to be aware of incomes on the Lake.

**Motion to Adjourn- Terry

Second- Marshall

Adjourned 10:45