

PPA Board Meeting Minutes - May 11, 2024

1. Call to Order- 8:17AM- Alysia

A. Announces Dave Hewitt's resignation, reads from his President's Address:

- a. Welcome to "Indiana's Best Kept Little Secret" and let's keep it that way! I have never felt that we had to advertise our lake. I believe that people who really belong here somehow find their way. It seems as the lake aesthetically improves so do the homes and properties around it. Although an occasional thank you to the Board for all the hard work they do to preserve the lake is appreciated, the greatest thanks is all the aesthetic improvements that have taken place.

One of the most important reasons for publishing this guide is to enlighten and inform members about how imperative it is to preserve our History, By-Laws, and Covenants. It is also important to understand the forethought and reasoning of our forefathers when comprising our By-Laws and Covenants. I think that some members have to realize that our Covenants were in place long before they were and will remain in place long after they are not. There are 106 lakes in Kosciusko County but only one (1) unique lake like Papakeechee. Enjoy it for what it was intended to be and for what it is. Carpe diem.

B. Introduction of Dan Connell, as New Vice President- Alysia

- a. Dan Connell- Good Morning, looking forward to be of service

2. Roll -	President- Alysia Hammel	Vice President- Dan Connell
	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- Mark Laurent	District 8&9- Terry Radtke
	District 5- Steve Longstreet	

3. Guests Roll/Comments

1. Lani Wolferman- D2-
2. Greg Olsen- D1-
3. Kathy Roman- D1-
4. Darby Miller- D8-
5. Emma Hamilton- D6-
6. Stacy Hammel- D1-
7. Mike Flood- D1-
8. Shane Wallace- D2-
9. Tony Brinson- D4-
10. Connie Heimann- D2-
11. Drew/Leslie Foster- D4-
12. Paul Erst- D6-
13. Jon Korejwa- D6-
14. Rita Schnedler- D7-
15. Kirk MacNider- D1-
16. Matthew Meerzo/Rachel Hoogenboom- D2-

- A. Shane Wallace, D2- doesn't appreciate false misinformation being spread around, it's childish and immature. Health Board was contacted when he was only putting sand on his beach, told the HB Papakeechee Board was childish, putting out a narrative to make him look bad. Expects the Board to conduct themselves in a better manner. He's treated the Board with respect but if you want to continue down this path doesn't have to be neighborly. He's lived here for 51 years. *Alysia- Did you come to the

Board for permission for your seawalls? Shane: Did I need permission? *Alysia- It states specifically in the By-Laws you need permission to excavate within the 1 foot margin around the lake. It's a warning to lake lot owners to please read those, get permission in the future. It would be a dereliction of duty by the Board to ignore a report of that activity or a septic going in without a permit, not a personal attack or vendetta. You aren't the only one who has been reported. It could be detrimental to the lake.

- B. Connie Heimann, D2- tired of being harassed for what she can legally do on her property. Has 5 star high class people being told they are slime. The slime is nextdoor who swears at her when the grass is cut, has to stand out there to protect the lawn guy, he's afraid of her, she hated the previous neighbor, her tenants and the previous lawn guy. *Alysia- received complaints this week 'guest' referred to neighbor as Hey Babe, Connie sent mean texts, dog walking neighbor was called b**ch by 'guest'. Connie texted she would install security lighting in her backyard if the signs weren't removed. It's a threat. Connie- I need more lighting in my yard. *Bernie- this is not the responsibility of the Board, take it up with local authorities Connie- I called the police 3X *Alysia- 3 complaints this week, 2/Connie 1/Miller's neighbors, 'guests' and delivery using neighbor's drive. I document all, you hired an attorney, it's a legal matter, you think it's the Board picking on you but people are coming to the Board, we have to represent the majority at this point. We appreciate your comments.
- C. Tony Brinson, D4- lives next to STR, they are awesome, better than previous neighbors, I'm a Pastor, if you have an issue take it up with them, don't tell someone else about it. *Alysia- many have tried that approach, not working
- D. Mike Flood, D1- can anything be done about the delivery drivers speeding on Promontory? *Alysia- this wasn't Promontory, received complaint this winter also Mike- raccoons are a personal problem? Yes
- E. Darby Miller, D8- the neighbor complaining is unreasonable, he purchased his property knowing, shared drive hasn't been a problem since 1950 now a problem because of this idiot neighbor thing, the cabin drive I installed isn't the address we use when ordering. *Alysia- maybe get a survey to figure out who owns what
- F. Greg Olsen, D1- the pettiness over the last weeks is ridiculous, I believe the Covenants prevent STR, in Indiana you are considered a business, are called merchants in the Indiana Code, are responsible for paying business taxes, you get business deductions for STR, they don't belong in a residential neighborhood. If you want a business in this area you have to go before the Board to get approval, none of you have. Ridiculous that you are turning a small private lake into a lake where anybody can come, you or I have no idea who you are renting to
- G. Rita Schnedler, D7- Has a leaking porch, has plan to rebuild, expanding footprint, here for Board approval. *Linda- When you take the plan to the County if you need an exception to a rule PPA will be given notice *Anthony- how does the footprint change compared to your current home? Rita- it extends further toward the lake *Pat- if it fits within the County guidelines there is no reason the Board would object.
- H. Matt Meerzo, D2- is notice sent for the meetings? *Alysia- on the second Saturday of the month, it's on the website calendar, posted on the building

4. Secretary's Report- Linda

- A. Review of April 13, 2024 Meeting Minutes, 4/13/24 X2, 4/6/24

**Motion to Accept- Pat

Second- Anthony

Carried

5. Treasurer's Report- Pat

A. Money Market-	\$ 25,327.36
Checking-	58,322.46
Total Checking+Savings-	83,649.82
Total Current Assets-	\$ 137,105.32

Paid	Pow Wow-	80.59
	Meeting Room-	50.00

	Taxes-	7,284.91	
New Property Tax Assessments-	Building up		\$15,000.00
	Lot next to Building up		11,400.00

B. Delinquent Dues -

- a. 8 still out- \$3,455.50
- b. Sent letter May 1, added \$50 late fee, 2% interest
- c. Have until end of May, if not paid turned over to Attorney
- d. As of this time these owners have no lake rights
- e. Alysia- owner of Fretz residence has passed away, someone else living there

**Motion to accept the Treasurer's report- Terry

Second- Sherry

Carried

6. Maintenance Report- Terry

- A. Spoke with TriCounty, helpful cooperation in timing for treatment
- B. Treated on May 2
 - a. 6 gallons Fluridone, weeds in his area are dying off, complete stop of outflow, some coming in from TriCounty, level up some since treating apx. 12", longer keep from outflowing better effect of treatment, Monday 5/13 AWC will be here to take samples send to SePRO, decide by the sample results how many gallons for bump.
 - b. Email about cold water algae, lake moss this weekend, on Monday as I said I would do, mixed the water along the shoreline with the deeper water using the chemical boat and then with the rain it's all gone, including his shoreline and around Nordman. There is a lot of pollen, starting to see duck weed
 - c. Mowing is fine, has someone putting grass clippings on riprap. Mowing by Rita Schnedler's private drive hit a piece of rebar, tore up a set of blades
 - d. Springs are showing up with increased rain, will do some patching in the 42" tube while outflow is off
 - e. Expects to put the gate up this week
 - f. Mark- is DNR going to release water with the levee work they have planned? keeping us posted

7. Old Business-

- A. Copy of tax returns to the bank- Pat-
 - a. no longer needed, closed the line of credit
- B. DASH (Diver Assisted Suction Harvesting)- Mark
 - a. \$13,000.00 2 boats and crew for 10 days
 - b. To compare DASH results to chemical treatment for Starry Stonewort (SSW)
 - c. Take place at the same time as chemical application
 - d. Needs to be approved today to get on their schedule
 - e. Bernie- totally against, from what he has read, can cause fragmentation concerns Mark- you have lumped DASH in with harvesting, not a fair comparison. Bernie- better expectations in deeper water, where Mark wants to experiment is too shallow, will cause divers to be stirring up the bottom. Pat- our maps indicate found in 4' of water, Donahoe said bulbils are in the sediment, this would stir them up Terry- we don't know what areas we have yet. Sherry- remind us of when the Tier II study is Terry- June, I noticed that the large leaf is coming back, haven't had much of that since the dam rebuild. Mark- if we are going to do DASH this year is the time, it's more effective with smaller areas to harvest. Bernie- we do know even with DASH it won't eradicate it? Mark- right Sherry- just as we know the Copper treatment won't eradicate it Sherry- has read a lot about DASH also, we've used chemicals for many years and I'm not against that, yes DASH can spread the bulbils but so can mechanical harvesting, so can shallow swimming and paddle boats etc. Yes This would be the best year to trial in an area that doesn't have a lot of traffic Mark- we would be able to choose what type areas as far depth. Alysia- I talked to a woman who lives on a Wawasee channel with SSW, the first few years were really

bad, last year was immensely better, wouldn't it skew the result data if we do both at the same time? Sherry- is this the copper that won't migrate away from the treated area? Terry- yes Linda- didn't Donahoe use liquid copper solution last year? Pat- yes Linda- Anthony, didn't you think we might have better effects with the time release copper that sits on the bottom? Anthony- from what I have read I would go with the granular other than the solution, the action of that algaecide is pretty quick, it doesn't have to be in the water for many days to be effective Terry- and again I back up Donahoe, let him do his job especially this year before we start throwing \$13,000 at something Anthony- I did ask WACF about their approach to SSW, they would have liked to use DASH but because of aggressive proliferation it became financially impractical, they got off to a slow start with treatment, I would agree with Mark if we are going to do DASH this is probably the season to do it, if it proliferates DASH becomes a less effective means to treat it Pat- they can do 1/2 to 3/4 acre per day so apx 12 1/2 acres so what areas would we treat? Terry- Donahoe says DASH treated area SSW would be back in 2 weeks Marshall- do we have the money? Pat- it would blow the budget Marshall- I don't think we have the money to blow Pat- we have the money Terry- SePRO is a worldwide company don't you think it's a matter of time before they come up with something?

**Motion to NOT use DASH- Lynn

Second- Terry

Carried

e. Anthony- Can we have access to AWC test results? Terry- Who did you have test your samples? SePRO Anthony- I'm curious about what they find in terms of concentrations. You don't have any sample results? Terry- No Anthony- that's critical information Terry- I'll find out- Anthony- lake is stratified, Fluridone stays in the warmer water, Diane Tulloh established relationship with Clean Lakes may have \$\$ for testing

C. Budget Discussion-

a. Mark- keep Wetland funds line 9 \$500

b. Linda- still an emergency fund? Marshall- line 24 Contingency \$5,000 Pat- not used '23

c. Marshall- line 22 Community Roads \$7,000- for snow removal? Jim- Moore hasn't billed for '23 Pat- some funds distributed for District self maintenance Marshall- keep as is

d. Mark- line 16 Building/Property/Grounds/Mowing Maintenance \$5,000 proposed \$5,500 discussed building residing or paint add extra Linda- line 24? Pat- original intent emergency Mark- add to line 16 Alysia- get estimate for paint first

e. Terry- possibility of sidewalk repair Sherry- line 1 Dam Maintenance

f. Anthony- plant biomass removal this year? line 21 Hauling \$500, proposed \$2,000 Moore hasn't billed yet, est. \$1,500 Anthony- was all removed '23? No, new owner Hiawatha didn't allow.

8. New Business-

A. Complaints of Association Members NOT seeking permission for: seawall, ramp, excavation within the 1 foot lake margin, install of unpermitted or uninspected septic work- Alysia

a. As Board members it's a dereliction of duty if we allow this to happen. If you see this happening you need to report for proper protocol action

B. Water Quality Testing-

a. Alysia- done by LaPSI in the past, plans for this year? Anthony- Not at this time, not funded, apx \$3,000 in account Pat- LaPSI has done more than SePRO testing Marshall- What does it cost? Anthony- Seriani's have been funding apx \$3,500/year, algae tests very costly, E-Coli cost effective, Fluridone each sample hundreds of \$\$, Alysia- needs to be included in budget Sherry- AWC will be testing Linda - only 1X, LaPSI did a series in different locations & dates Anthony- we plotted the decay of Fluridone at least 5 samples, gave a reliable half life, our decay rate was uniform over the course of 5 years 40-50 days. I tried to explain at the last meeting, it's a good thing that it was so long. Why? Because the initial concentration of Fluridone wasn't nearly high enough for it to be effective. The last few years the initial concentration was much higher, more

effective, maybe because you brought the lake down, we did 5 samples at site 9 and some peripheral samples to get a sense of how those concentrations were changing in the shallower areas of the lake. Also lake temperature was mentioned Linda- Leif based application timing on temperature Anthony- temperature is a function of depth, there is a break off point, high temps at the surface then it breaks as you go down, the beginning of stratification. The herbicide only distributes in the upper (warmer) areas not the bottom as opposed to having homogeneous temperature when you add. That's why temperature at application is important. It effects the concentration. Bernie- What is that depth? Anthony- 3-5 feet in the middle of summer, in late March you wouldn't have that stratification Alysia- line 14 Lake Maintenance (Fish/Weed Study/Testing) \$600, proposed \$5,000 Anthony- LaPSI/Diane has established a relationship w/Clean Lakes they supply some free testing, Phosphorus. OrthoPhosphate (dissolved in the water) & phosphate that is tied up in the sediment, we only test for Total Phosphorus, also expensive. It's important, we have concerns of encroachment from the DNR in those areas. We participated in a WACF study but their plans have changed and won't be testing this year Alysia- helped test 2 years ago Anthony- NO benefit from the LARE Grant that WACF secured Alysia- Anthony can you get estimate of the testing that needs to be done Anthony- the issue is not the cost but the people who do the work, we have trained a lot of people but have very few volunteers left, partly the reason LaPSI has decided it's no longer a practical thing to do. Linda- why spend all that money on testing when nobody is going to pay attention to what it's telling you?

- b. LARE Grant- we received an email saying the WACF has changed the components of their LARE engineering study, not including Red Head Pond outflow so NO help to Papakeeche Anthony- WACF spent a lot of \$\$ on a phosphorus study, they want to use Lanthanum, our outflow not a problem area, Papakeeche filters it out before it gets to Wawasee. We need to be concerned about the inflow from DNR with high phosphorus, phosphorus is the nutrient for all kinds of plant growth including Algae (SSW). Diane Tulloh has collected all of these results. We need volunteers to take samples

C. Unkempt Property Protocol-

- a. Alysia- Mark had a structure in his District with a tree through the roof, there is protocol Mark- we need historical background on enforcement. Pat- procedure is, send letter, give 30 days to correct, if not done it goes to the Attorney, if the court agrees they file an injunction to comply, PPA may be able to recover the fees Tony Brinson- works for Elkhart County they have a nuisance process, Pat- Kosciusko does not. Mark- edited the template letter, will get with Linda Terry- has a house caving in Tony Brinson- knows the owner if someone wants to buy it he could make a connection Terry- 3 on Hatchery that aren't being mowed Jim- got on the Board to get something done about several on Hiawatha, they are 20 years further dilapidated Alysia- as a Board we have a responsibility to keep up Pat- District Director must view, take photos, get the GIS beacon photo, bring to the Board, President sends letter to owner, 30 days to comply, then to the County Bernie- the County said as far as mowing, they could let it grow into woods. Pat- we can't make them paint, it's personal property

D. Storage Sheds/ Boathouses per By-laws

- a. Blackmer pier- Terry has photos, been rebuilt turned into storage shed Alysia- appeared to be an electrical cord hanging into the lake. Terry- with the new construction it is setting too low in the water and listing to one side, is tip over concern
- b. Sobota pier is attached incorrectly, there was a mix-up with drawing that was sent to him for construction, when corrected he said he didn't care and built to the wrong drawing. What procedure for correction? Will send photos to Alysia Bernie- when we approved did it state this is the only thing you can do? Yes Linda- the PPA owned floating dock is the Standard, that is the only design allowed.

E. Harvesting plans/ Vegetation complaints-

- a. Pat- no harvesting until after the SSW survey? Correct Terry- we will have to do some spot harvesting or could get out of hand Alysia- stay out of last year's SSW sites? Yes Sherry- do we have drivers lined up Yes

F. EAP-

- a. Bernie- very close to completion, still waiting on inundation maps, curves from engineering firm, then send and see what they say.
- b. Terry- I'll send to Kellen then he'll do an additional go over it then send to DNR Linda- why go through Kellen if we are doing the work? They want the EAP before they release the results of the inspection. Linda- why are we not submitting to the DNR ourselves? We have been working directly with them. Mr. Holder has been in contact with Eggen (DNR contact) they have similar results with the software just waiting

9. Director's Comments

1. Anthony- situation with data archives? No action Linda- contacted Dave about any files to leave with the PPA his response was No Any maps? Intends to keep the maps he had made Anthony- has heard individual lake residents are treating plants without informing the Board, could affect our treatment results Terry- Bernie put it on the website, please no owner applied chemicals, they can cut and remove Anthony- has the video screen can I have it mounted? Yes
2. Pat- Steve Yoder letter about an exception to remove the pole barn from his PPA lot, attach to different nonPPA lot, meeting Monday if we want to object, if he removes we want to make sure it doesn't disconnect from PPA, Linda- will find out

**Motion- to Adjourn- Sherry

Second- Mark

Adjourn 10:41 AM

Next meeting: June 8, 2024 - PPA Building, Hatchery Rd - 8:15 AM

*Name- Board member reply in Guest Comments