

PPA Board Meeting Minutes ~ October 5, 2024

1. Call to Order ~ Shane 8:17 AM
2. Roll
 

President - Shane Wallace	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- NP	District 7- Sherry Doherty
District 4- Mark Laurent	District 8&9- Darby Miller
District 5- Steve Wilson	

Guests

1. Paul Erst D6
2. David Selman D3
3. Jeff Glon D3
4. Lou Siri D5
5. Joanna Miller D9
6. Georganna Hart D5
7. Chris Wolferman D2
8. Jon Korejwa D6

3. Secretary's Report- Linda
  - A. Review of September 14, 2024 Board Meeting Minutes

\*\*Motion to Accept September 14 Minutes- Pat  
Second- Marshall

Carried

4. Treasurer's Report- Pat
  - A. September 30, 2024

Money Market-	\$ 25,636.24
CD-	51,595.21
Checking-	22,575.60
Total Checking/Savings-	48,211.84
Total Current Assets-	99,621.88

Paid	Aquatic Weed Control	\$ 5,212.50
	Radtke- 3Q Dam Inspection, toe drains, weeds	2,305.00
	Safety Deposit Box	45.00

- B. Delinquent dues- 1 still out, said he would remit, hasn't arrived, left voicemail

\*\*Motion to Accept September 2024 Treasurer's Report- Marshall  
Second- Steve

Carried

5. PPA Calendar- up coming events
  - A. Update owner mailing list in prep for 2025 invoices- Pat ongoing
  - B. Finalize 2025 Goals- Mark sent proposed 2025 list. From 2024 list EAP, Road Maintenance complete, pick up again November meeting
6. Lake Maintenance- Marshall
  - A. Harvester out of the Lake, still needs washed, winterized
  - B. Chemical Boat needs taken out, winterized, Shane will bring it over & take out
  - C. Terry sprayed weeds west levee, east Dam ??
  - D. Received 2023 Biennial Inspection Report, rated Satisfactory (highest given)
    - a. Some oddities, wrong date on cover letter (2019)
    - b. Most items mentioned same things being monitored from 2 years after construction- Dam crest cap cracks (sidewalk) needs addressed, Pat- approved a \$30,100.00 proposal from Terracon, contract never materialized, Marshall- some milling/grinding

then epoxy fill until decision is made about a more permanent solution, upstream riprap moves causing the cracks, 2023 report wanted the cracks attended within 6 months, we just received the report (September 2024), no major changes, Marshall not an engineer, has worked for civil engineers, has built and operated infrastructure throughout Indiana, would like to keep an eye on things until the first of the year to evaluate the extent of repair needed, before picking an operator or changing any procedures, anyone who would like to go out for a look is welcome, right now interested in finding the Dam operating permit, it's important, they could dictate how we do things, believes in self help where we put together a sensible plan within our budget, if engineering is required for studies and plans it can get very expensive Pat- 43-7 is something (State ID 43-7) the Biennial Inspection by an Engineer is required by the state, if we need an engineer every 2 years I would like to see that in writing, we may want to shop that around, it appears Terry did most of the work required for the report, it appears a lot of the report is just duplicated year after year, we need the permit to know what is required Bernie- if the 2 year inspection is required it may be in the state statute Linda- this report states an EAP is not legally required, it could be an anomaly of the unchanged dates, Pat- state statute didn't come into effect until 2022 Marshall- wonders about the quality of the inspection based on these things Bernie- there is a state department for high hazard Dams we could contact Marshall- we are doing some dailys, will do the 4Q Inspection and report to the Board, we want to keep it all in the open so everybody knows what's going on Pat- we got the 2021 report and letter from DNR still don't have the DNR letter for 2023, there have been 3 different people in charge during that time span

- c. Marshall- I don't see anything that needs attention this year, looked at the 42" outlet yesterday 1 seam seeping, typical of concrete pipe seams above the frost line in IN
- d. Shane- winter water level? Marshall- We are down apx 6" now, Pat- last year we had minus 12", Paul- pull the 9" that's on top now leave open through the winter
- E. Mark- tried to get with Terry on his procedures, didn't work out, process for replacing Terry and when? Would like to have decided before the Spring season
  - a. Pat- weekly water level, Linda doing, monthly weather report from NWS both part of our maintenance plan, quarterly reports are all in Terry's records they are referenced in the biennial reports, been through Terry's files, in process of digitally recording, there was a Dam Committee, there is a Dam Operator position
  - b. Marshall- need to understand work required & amount of time before assigning to someone
  - c. Dan- how long to determine what is required? Report to the Board so a decision can be made
  - d. Bernie- will make the Biennial Report and 2013 & 2015 Maintenance Plans available to the Board through the website
  - e. Steve- anyone else want on this already formed committee of Marshall/Linda?
  - f. Shane- Get with guest (Lou Siri) who has expressed an interest in that position, bring an understanding of all involved to Nov. meeting, Linda will look for recorded easement for toedrain that runs from the west levee to Wawasee
- F. Shane-
  - 1) Plowing bids- which roads? Pat- Hiawatha, Promontory, Denzil, Circle - plow at 2" salt/sand hills as needed. Oakeechee, Governor's Ln- plow at 3"
  - 2) Mowing bids- where? Jim- has mowed, knows which areas
  - 3) Dam cap cracks- fill with epoxy? Marshall- suggests mill, groove then fill Shane- will get with Mike Thompson, bring recommendation to Nov. meeting
- 7. Old Business
  - A. EAP- Approved! Bernie- will update EAP Procedure (responsible charge, 5 yr review, ect.)

## B. Seawall Request & Approval Procedure

- a. Schafer request- Shane- survey shows west pin and shoreline Jim- has been there 3 times, request not unreasonable, rocks there now Linda- the west pin is still there at the edge of the rocks
- b. Shane- wants to give everybody an opportunity to have a seawall, to beautify and benefit the owner and the PPA, wants to approve a Standard Procedure
- c. Sherry- if we have the survey are we not sticking to the survey? Linda- if you require a survey, it's costly, then not paying attention to it doesn't make sense
- d. Pat- there are existing properties who seawalled when the Lake level was low and are beyond their property lines, if they are following the existing shoreline they should be allowed Bernie- should ask for existing survey
- e. Lynn- we already discussed they need a survey
- f. Mark- expand procedure to include any construction project Jim- that's already in the bylaws Shane- Leach on Hiawatha is getting ready to build, they are coming to the Board

\*\*Motion to allow Richard/Susan Schafer at 9533 N Hiawatha to install seawall at *existing shoreline*- Pat  
Second- Dan Carried

## C. PPA Documentation/ File Retrieval

- a. Mrs. Corson gave Linda a box of files that appear to be Larry Clough's, they have been integrated into the file room
- b. Shane- any idea how many more? The file room was built to accommodate the file cabinets that exist in Corson's garage, 3 cabinets including a map file
- c. Steve- will look into a file cabinet from his church

## D. STR- Shane

- a. Previously discussed sending to PPA Members the letter Anthony sent to his constituents plus a highlighted copy of the ABC's, solid idea to send ABCs, a letter to say why the Board acted in that fashion doesn't represent everyone that's here now, not in favor, Steve Longstreet, based on his email, has done a lot of research, we need to be more transparent for everyone about the legal rights of the PPA and the members, wants to see the info from the attorney that the previous Board has retained, so he can understand what we need to do, wants to be unbiased, can't represent anyone in the PPA without that knowledge
- b. Mark- spent time going over the ABCs could offer his interpretation today Sherry- has also spent time with the ABCs, Bernie- also
- c. Shane- we all have and have differing opinions, we need to come to common ground
- d. Bernie- the way is by english grammar, it says the Board 'reserves the right' that is not a command to do something, it is a choice, the Leasee who resides there having the same rights as the owner only pertains to fishing rights
- e. Dan- we agreed we need to move forward, Shane & I, on opposite ends of the spectrum were to try to come together, bring a recommendation to the Board, Anthony wanted to go a step back, that he has an understanding of the ABCs pertaining to STR and all members should have an understanding, could be accomplished with a highlighted version, that the Board could also benefit from this understanding, Anthony wanted to be involved in that conversation, he couldn't attend with the date being changed but ok with the meeting proceeding if the STR issue was off the table, only fair if we don't continue this discussion until he is present Mark- agrees not to make a decision without him but not that he needs to be here for the discussion, not ready to send any interpretation to members if we don't agree, maybe decide what language we need an attorney's opinion Marshall- Words have meanings, how is there an interpretation to the meaning of a word? Mark- we need to identify language that's relevant to the question Sherry- can we

go through the Board to take a pulse of where each Director is on the issue? Steve- it seems we have extreme no STR, extreme STR with no regulation, middle ground STR w/ guidelines, would like to know who is in which group to make discussion more targeted Sherry- of the opinion that the ABCs do not allow STR, if you want to allow STR then the terminology would need to be changed

- f. Marshall- Darby, Dan, Shane, Steve w/Linda should look at the survey so you get a feel for what the members are thinking Shane- has wanted to do a 'legitimate' survey since he got on the Board, wants to know how many responses (157) he didn't send his in Linda- there is personal information included
- g. Bernie- it doesn't matter what the Board thinks, it's what the Members want, this is a simple way to find out if the people want them or not (has a hand out that asks for a yes or no answer)
- h. Dan- there are 2 issues 1) do the ABCs as they stand now allow or not allow STR? 2) if the ABCs do not, then can we provide for an amendment that makes it blatantly clear? It is all the PPA's decision but the Board is obligated to govern within the ABCs, Anthony has provided a gateway to get to those answers by educating the Board & educating the membership, Step 1 we have agreed to send the ABCs to the Members, Step 2 the Board talks about ABCs, do you or do you not? Why or why not? This is why Anthony wants the Board to have this discussion
- i. Shane- who will inform us exactly how to read the ABCs? Bernie- english grammar, there is nothing that says you can't rent a property for so many days

\*\*Motion to table this discussion until a complete Board is in attendance- Marshall

Second- Shane

Carried

- a. Mark- willing to highlight Sherry- has her ABC highlights Pat- Anthony has a highlighted version Linda- has her highlights, there could be 13 versions of highlights
- b. Pat- mentions a discrepancy in Steve Longstreet's email handed out by Shane, there was no STR bulletin removed from the website
- c. Linda- Longstreet handout is the on the same level as Jeff Glon's email that we received at the last meeting from Anthony Shane- yes, a Member's opinion

## 8. New Business

### A. Winter meeting place, starting November 9, 2024

- a. 801 S. Sycamore St., Syracuse - behind the Casey's Station, the Professional Learning Center is the building on the left as you pull into the first parking lot
- b. Shane- suggests using the November meeting to focus on the STR issue

## 9. Guest Comments

1. Jeff Glon- why highlight the ABCs and insult our intelligence? will Bernie's reference to rentals and fishing be included? If not, you are leading or misleading members into just what you want them to focus on.
2. Joanna Miller- agrees with Jeff, also condescending and insulting to tell Board members that you don't trust them not to share information within their households
3. Dave Selman- in reference to the seawall decisions- you need to be aware of the process of construction being used, different impacts to the Lake bed
4. Jon Korejwa- if you think PPA has been unfairly required to adhere to 'extra' regulations you could get our State Rep involved, the survey was a type of vote, if the Members don't know or don't have the ABCs that's their responsibility

\*\*Motion to Adjourn- Marshall

Second- Dan

Carried- 10:24 AM

Next Meeting:

November 9, 2024 ~ 8:15 AM

Professional Learning Center ~ 801 S. Sycamore St., Syracuse

behind the Casey's Station, south building when entering the first parking lot