

PPA Board Meeting Minutes ~ July 12, 2025 ~ PPA Building

1. Call to Order ~ Shane 8:15 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- Anthony Serianni | District 7- Sherry Doherty |
| District 4- Mark Laurent | District 8&9- Darby Miller |
| District 5- Steve Wilson | |

Guests

- | | |
|----------------------|----------------------|
| 1.) Rebecca Smith D4 | 6.) Joanna Miller D9 |
| 2.) Paul Erst D6 | 7.) Kathy Roman D1 |
| 3.) Jeff Glon D3 | 8.) Kent Renner D7 |
| 4.) Diane Tulloh D4 | 9.) Jon Korejwa D6 |
| 5.) Jody Hedges D2 | |

3. Guest Comments

A. Diane Tulloh-

a. LAPSI

- i. With Anthony Serianni, began 15 years ago
- ii. current concern- Microcystins, appreciated recent announcement when found, important to notify
- iii. Brings Lilly Center Weekly Report, gives microcystins levels for 16 local lakes
- iv. Testing kit can be ordered, 5/\$200, ballpark idea of what level, apx 15 minutes
- v. Sample can be sent to lab 1/\$150
- vi. Shelf life- 1 summer

b. Septic Systems

- i. Members should at least be made aware of how they work and how to care for
- ii. Would like to see a requirement for proof of maintenance

c. Liability Insurance

- i. Does PPA have enough?

d. Articles, Covenants, Bylaws (ABCs)

- i. Would like everyone to have a copy
- ii. Kent Renner D7- received his at closing

B. ***Marshall-** asks if eColi testing was done in the past? ***Anthony-** yes, had equipment did testing, believes there needs to be a routine consistent plan for testing to be effective, there was in the past Diane- There is a simple overnight test but thinks monitoring of systems a better approach

C. Jeff Glon- Is there a plan to enforce the Feb. 2024 letter? There are a lot of different violations happening. If you enforce that you need to enforce all ***Shane-** No Jeff- Could you require a permit, where there are only 10 permits allowed? If somebody moves, that permit becomes available for someone else to use. Rentals have been on the Lake for years, to all of a sudden to try to put a kibosh to that ... a precedent has been set. Is there a Grandfather process or just everyone who has one has to buy a permit and the money goes to the PPA? You guys that are doing it follow the rules, bylaws and move on. ***Bernie-** The problem with permit is the people

running current str did not come to the Board for permission. If you give them a permit you are rewarding for not following the rules. Jeff- Obviously nobody knew the rules or enforced the rules. Now all of a sudden it's a ... ***Bernie-** It's a sticky situation. Jeff- The only way it's going to be solved is through litigation and a lawyer and a judge. The str people would have to provide their own attorneys and the PPA shouldn't have to pay for it's defense so it's the people who want to oppose, they would have to pony up the money. ***Mark-** All of those possible solutions have been brought up at one point or another through this whole thing. The majority of the Board has voted to stick with they aren't allowed rather than to say, let's come up with some kind of a regulatory limitation scheme. Jeff- The Bylaws are just not clear enough. ***Pat-** Jeff asked is there a plan. What is our plan? We have said we are sticking with what the bylaws say and I think the only leg we have to stand on is, people cannot make money using PPA property. If people who are str are allowing people who stay to use the Lake they are making money using PPA property. We as a Board have to decide what are we going to do? We owe it to everyone to decide what we are going to do. ***Shane-** That is the problem. 1) We agree that the PPA that you can have long term rentals, you can profit monetary gain if ... Now we've changed what that means by giving them time restrictions and now we're trying to alter how they can not do it. This is the problem, there's too many options that are reflect each other and we don't know how to navigate that and the legal way to do that. ***Pat-** It appears to me that we always just go so far and then we stop. We have to take a step. I don't know what that step is. We sent a letter in Feb. 2024, that said don't do this. They did it. We sent another letter and said don't do it and as you could see by 4th of July weekend it was obvious, so what, as a Board, are we going to do? ***Bernie-** What can we do? ***Anthony-** the 2/24 letter said cease and desist, clear what we meant. When it was sent people had already committed to str and would have been difficult for people to navigate at that point. Now, I was waiting to see how people were going to respond this summer. Because that is the revealing issue. Obviously it had very little effect on people. Now I think enforcement becomes an issue. I don't want to pull that trigger. It can cause a lot of turmoil. I was hoping by people's own volition they would make the decision not to be confrontational. But that's not the case. We stand now, we've given those parties over a year to make changes in their behavior, that hasn't happened. Enforcement was talked about, 2 meetings ago it was talked about what enforcement might entail. ***Shane-** We've had the discussion. Obviously these aren't blunt responses. We don't have, this is exactly what's going to happen. We know what our enforcement is for dues and how to go about that. We don't know exactly how to enforce ... or what our enforcement options are per se with str restrictions. It's like a whole other step. It's a whole new process. We want to make sure we do it right. We don't want to jump into and do a bunch of things that aren't correct or legal. That's kind of where we are. We're not dead in the water. We're not going to continue to build on this thing but it's not easy. People just need to understand that 'cause it's taken this Board 2 or 3 years to get this far on this discussion. It's not easily done. That's the hard part. We've got this many people on the Board and this many different ideas and nobody here is an attorney so there is a lot of back and forth and trying to do what's best for everybody. ***Dan-** to address "one rule, you've got to enforce them all", my understanding is, once attention is brought to a particular violation at least thought by certain members that can and often does become the focus. This started in 2022 at the annual meeting. You can read it in the meeting notes. People brought up are these allowed or are they not? Some had issues, some did not. They wanted to know what the Board thought about it. So it was brought to the Board's attention to be addressed. In 2023, Brought to Board's attention again. 2024 Board decided unanimously the ABCs did not permit them, the 2/24 letter was written. Since that time the

Board has changed people. Now the where are we? It took several meetings to share opinions and understandings of the bylaws. An agreement signed by 21 people was brought to the Board by a member asking the Board to enforce it. Saying it should be enforced and giving different reasons why. The Board again at that time majority voted to enforce. No reason to continue on with other options presented. It is delicate. Understands there is frustration. In terms of how to enforce? It's a remedy called equitable remedy. Not seeking money but seeking action called an injunction. Injunction asks the Court to enforce the Bylaws. If the Court agrees it would state yes, this must occur. The Court has it's own remedies if that order is not followed. How you navigate that in Indiana law, no idea.

- D. Diane- Feels for all. Is a difficult situation. Appreciates what the Board is doing. ***Linda-** In reference to Shane's time limit comment, It's in Covenant 3, it sets the time by saying the leasee must reside. Also in Covenant 3, it says the fishing privilege, is not transferable. There it is in black and white. It's not even monetary at that point. It just says, this privilege is not transferable. You can't say, I live on Papakeechee so I say it's ok you can go ahead and fish there 'cause I said it's ok. You're not supposed to do that. As far as picking and choosing what rules to enforce, that's already happening. I mean, if somebody showed up on the Lake with a motor what would happen? They would be stopped, immediately. Somebody would let them know. Actually that's what is called for in the rules, is for the Community to be the enforcers. It says because you are a part of the Community you are expected to help enforce the rules. If you were in violation and your privileges were taken away in order to be reinstated you have to agree to help enforce the rules. I believe there are other places to that give that implication but just don't say it in black and white.
- E. Joanna- I want to lay out a timeline. A letter was sent without legal counsel. An attorney did respond. No response was sent to that attorney. So now you are trying to say another letter has been sent, again without legal counsel? This is the timeline I want you to keep in mind. If you want to respond to legal counsel and the attorney's letter that was sent, that probably should be done now, because that sends you down the right path. You can tell me not to chew gum but if you don't have the legal right to do that I'm going to chew gum. ***Sherry-** Are you talking about what you guys had sent? Joanna- An attorney sent in response to the letter. ***Dan-** I wasn't on the Board when the first letter was sent. It was my understanding that it was brought to an attorney's attention. I'm third person, right. That it was ok or approved or at least some attorney looked at it prior to the other firm got involved. To answer your question as to no attorney responded, not directly but after the original letter by the attorney was sent in response to the first letter, there was a 2 page document circulated to the community by, we don't know the names. They identified themselves as summer rentals or str or something, we don't know. We did have contact with the attorney and as I understand it there was commentary by the community that they don't want their money spent on this. My understanding was that in order to reduce the cost a letter was prepared and sent to that attorney. They provided their suggestions and tweaking and then it was presented back to the Board. It was sent out and we said, respectfully, we don't agree with this attorney, his interpretation of the bylaws. There was attorney contact. It just wasn't an attorney letter. Joanna- I don't know. It's hard to believe that because you prevented a couple of Board members from privilege to that information. So, this is your word. ***Dan-** You're right. This is messy. It's complicated, and we dealt with the issue of fiduciary duty. It's a very complex thing. My understanding is that, that letter was leaked anyway. I understand that the letter that we're discussing we didn't think should be provided was provided so I think the point's moot. Joanna- It's not though because the whole association wasn't aware of what you just said. That he is saying that an attorney was

contacted and even though they didn't officially respond on their behalf that he consulted one.

***Bernie-** There is no legal requirement that anyone respond to anyone else's attorney. It could be a courtesy but there is no legal requirement. Joanna- so we have an attorney that says you do not have an enforceable rule ***Bernie-** That's his opinion and they sent it to us and there's no legal requirement that we have to respond to it. Joanna- But that's where the trouble, where the issue is. It's an opinion. ***Bernie-** exactly, it's an opinion. Joana- When you think you're right and we think we're right ... ***Bernie-** We don't have to respond to that. Joanna- Why would you? ***Bernie-** We can or we can't. It's our choice. ***Shane-** Obviously this is not resolved. It's not going to get resolved today, but hopefully down the road we can straighten this thing out so we don't have to continue down this path. But there's a lot more people that have a lot to say that aren't here and I appreciate everybody's input and I would like to not kick this thing down the road, that's not what I want to do. Clearly that's not why I'm in this position is to kick, this thing down the road. I don't want to continue to deal with this for the rest of my presidency and the next one. But we have other important things that I would like to move onto that need to be handled before the next Annual Meeting that will make that Annual Meeting more enjoyable hopefully not so toxic. We will continue talking about str and our enforcement process. I am very outspoken on how we proceed. I try to inform everybody on the association about what we're doing and where we're going. I'm an open book. Any time, any day that's what I want everybody in this association to know. I'm here if you've got questions or concerns by all means I'm here. Chew my ass if you want to or be nice. I don't care. But I'm here to listen. That's like the best first step to getting this handled and moving forward. That's the best I can do and it takes the help of everybody in the PPA and the Board members to finish this thing out and hopefully get things back to normal, where people can relax and be neighbors. That's my end goal. ***Anthony-** We need to be prepared for the Annual Meeting, to answer questions. I don't want people thinking we are going to this meeting and somehow not be confronted by the people who attend. There's going to be serious confrontation, I think. ***Shane-** I agree. The timing of the letter, the people who are reaching out to me, either way, I don't even know. I want to mentally prepare myself and everybody else. I want it to go as smooth as possible. Get the election side of it smoothed out and spend our time, hopefully, candidly chatting with PPA Members, that's what I would love to do. ***Anthony-** Organization of this meeting is going to be crucial, management of the meeting.

- F. Paul- The water sure is murky. Isn't it? ***Shane-** I don't know. Paul- I do. I haven't been able to see any bedding in front of my house this year like normal. The water's real murky and there's few fish bedding. I'm 15 feet away from fish bedding when I step out my front door. The water is not clear. That's all I got to say about it. I don't know, if you guys get out to look at it see what you see. It's a shame. I don't know what caused it. ***Anthony-** I can comment on that. What you're saying Paul, I agree with you. The scientific approach to this would be to run a Secchi test so we can find out what the turbidity is. Since we're not running those measurements anymore we really don't know if what Paul is talking about is a uniform observation on the Lake or just local. If we don't have the measurements we can't comment on whether the Lake is cloudier or more turbid this year compared to the last 5 years. ***Linda-** I think that might have been included in Malena's (AC) Lake survey. ***Anthony-** The issue is, one thing I've learned from playing around with this problem through the years is, you can't make a Secchi measurement in one spot. You need to have some kind of a uniform plan where you do measurements at 5 different locations (arbitrary number) in the Lake and do that regularly. Jeff Glon- Why did the testing stop? ***Anthony-** Ran out of money. Jeff- So it's a funding issue? **Anthony-** It's a funding issue but it's also a personnel issue. We lack the

volunteers to do the work. It's understandable. It's not easy to go out on the Lake and meet a schedule like that. It's a lot to ask of someone. ***Shane-** What was the terminology?

***Anthony-** Secchi, we had the equipment to do it. (turbidity measurement). You can relate a Secchi measurement to a lot of other parameters on the Lake. This is stuff that we've done years ago. We had a standard procedure for doing the tests. Issue of turbidity is a simple measurement. A black and white disc, you lower it into the water. You record at what depth you can't see it. ***Marshall-** What are your past results? Have you ever seen it like it is now?

***Anthony-** I do not know what's going on right now in the Lake.

- G. Kent Renner- On that subject, why did they kill all the Lily pads on the Lake this year? ***Shane-** All the Lily pads on the Lake? Kent- Not the Arrowhead ones but the rest of them. In my part of the Lake, at the point, around by Hiawatha, in front of Bob Bush's house. Anywhere there was Lily pads they're all brown and dying. When they sprayed this year, that's never happened in the past. ***Sherry-** I don't think it was intentional. It was the location of how we did the kill itself. We tried (correct me if I'm wrong) we tried something slightly different. We went a little closer in, closer to the beach areas. Plus in our areas, we had some of the highest Starry Stonewort that there was, so there was a lot of that put in to kill it. Am I correct? ***Shane-** Some yes and some no. The shoreline target, yes, targeted any top water vegetation and shoreline vegetation. Lily pads, water lilies, whatever it was gonna be along that shoreline in those designated areas was going to be killed. Kent- I'm just curious because the round ones that bloom are the ones that died and the invasive Arrowhead ones it didn't effect them at all. ***Shane-** There are some of those that had been killed along with that process and some have not. It's all on how close that boat had come. The 18th we will do another survey with Aquatic Control and look at the outcome of that, then we'll see. There's people that I've talked to that wanted to keep their Lily pads in front of their house. They don't want a beach, great. I appreciate you reaching out. We'll bypass those places in the future or on the next go around. To me, it doesn't bother me if they want to keep their shoreline natural and full of Lily pads and whatever, fine. Take into consideration the house 2 down would like to use their shore and not have to walk through Lily pads and all that stuff. Our approach was to get the shoreline in the best clarity for the use of the PPA Members. We're all here to use the water. If you can't get in the water than that's a problem. I agree not everybody agrees with that and I've talked to people about this implication that we did and we'll change tactics if we go around this again. We're just doing the best for everybody and I get ... ***Bernie-** As far as the Lily pads, if you go around the Lake you'll see, they killed only out so far, from the shoreline out so far. There are lots of Lily pads that are out past that point that are still alive. There are quite a few Lily pads still in the Lake. ***Shane-** There are places that were supposed to be targeted harder for the Lily pads and things and that's, you know, why we do that next survey. You can't always get it all the first time. There is going to be another treatment, I presume because the outcome wasn't what was discussed for some of those places and there was places that had gotten overlooked that need to be addressed as well. There's places that aren't going to be touched because they don't want it to be touched and that's ok. That's things we'll have to navigate going forward if we do this down the road. ***Pat-** One thing that's important for everyone to understand, we've had complaints over the years at Annual Meetings from people about their shorelines and whatever. This year the Board took a different approach. We hired a different firm, that we've used in the past, and we followed their recommendation. We hired a firm, you look at our Lake and tell us what you recommend, this was the recommendation that came back. ***Bernie-** We let them know what our Membership was telling us. We didn't just do it on our own. Kent- I was just curious. ***Bernie-** Maybe before our next treatment, if we decide to do shoreline,

maybe send out an email saying we are going to do this. If you don't want us to do your area let us know. ***Shane-** We did the whole shoreline except for the earth embankment and this. It was the whole shoreline of the whole lake. There's always 2 sides to the story. There were people that called and said this is great, best beach, easiest clean up and you know. Then you got people, why did you kill all the Lily pads? We warned you 2 weeks in advance. If you would have read your emails and said hey don't treat in front of my house we wouldn't have done it. Those are the conversations that I've had.

H. Jody Hedges- The Starry Stonewort is a big factor in how much you treated this year? Once that takes over your Lake you won't even have a Lake. ***Shane-** No that wasn't an issue. They are 2 different chemicals. So we targeted both. We targeted a lot of things. In the best interest, I think, of people's property, shoreline. We'll see what the outcome is when we do a tour around the Lake and see what happens. If you've got people in your district that want to bend my ear, send them my way. Hopefully not on the weekends.

4. Secretary's Report - **Linda**

A. Review of June 14, 2025 Board Meeting Minutes

****Motion to Accept June 14, 2025 Minutes - Sherry**

Second - **Anthony**

Approved

5. Treasurer's Report - **Pat**

A. As of June 30, 2025

Money Market-	\$ 26,002.89
CD-	53,408.96
Checking-	54,057.21
Total Current Assets-	\$ 134,108.65

a. **Shane-** \$900.00 payment, for mowing? **Pat-** Yes, paying monthly

b. **Mark-** Have we paid the chemical bill? **Pat-** The invoice will come in at the end so not until July. **Mark-** If no other major bills coming suggests to move extra funds from checking into Money Market but not if chemical invoice is still to come.

****Motion to Accept June 2025 Treasurer's Report - Marshall**

Second - **Sherry**

Approved

B. Delinquent Dues-

a. 1 to attorney, property for sale at that time, now off the market, contacted the real estate agent, he will send payment, then collect from property owner

b. 1 deceased property owner, Dave Hewitt helped contact family, they will send, not sent to attorney

c. 1 check returned, contacted, will reimburse

6. Lake Maintenance Report - **Marshall & Linda**

A. Biennial Inspection (Dam, Toe Drains, West Levee) w/ Kellen Heavin/Terracon- May 23, 2025

a. Rated ***Satisfactory*** on his preliminary report, Highest given

b. Some murky communication between Engineer, IDNR, PPA, thinks it's Kellen's role as the go between

c. better route would be for Terracon to do the report, send to us, we pay Terracon then take care of correspondence with IDNR ourselves

- d. Seems to be a problem w/IEAP
- e. Can confirm a lot of the problem is the disarray at the State level, your tax dollars spent on an institution that is dysfunctional
- f. Old problems
 - i. Cap (cracked sidewalk)
 - ii. Has yet to find a set of 'as built' prints of the Dam construction, critical information for Cap repair, suspects it's pulled loose from whatever is underneath, Kellen didn't think so
 - iii. Not a lot worse, needs to be remedied, will need funds set aside for replacement, it's not as simple as just pouring a sidewalk, want to avoid damaging the downstream slope (armor flex)
 - iv. Don't need engineer to proceed with plans, will depend on how deep you need to get into the Dam if you'll need a civil engineer for repair
 - v. In the mean time no problem with shopping for new Civil Engineer
 - vi. Kellen vary vague except that this is the *only* Dam that his Firm inspects
 - vii. Wonders why the Chief engineer of an Indianapolis firm is up here on Papakeeche inspecting our Dam?
 - viii. Over half of the bill is travel time!
- g. Not planning on running again, said we would get you through the 3rd quarter inspection, no one else stepping up to do it.
 - i. **Linda-** In my opinion we need Marshall's background knowledge in conjunction with my willingness to be here all the time. We're not doing half of the work that Terry was on top of
 - ii. **Marshall-** need weed control on the riprap, it needs sprayed, some riprap needs added at the top edge
 - iii. We will stay on through the 3rd quarter inspection
 - iv. The maintenance program is set up to include mowing for consistent observation of the infrastructure.
 - v. **Sherry-** We have talked about hiring it out.
 - vi. **Linda-** The ideal situation is someone who lives on the Lake, is here year round, is familiar with this type work
 - vii. **Jim-** Is retired, really handy at everything that needs done... Is this engineering firm the old Earth Exploration? Yes **Jim-** EE was 1 of 2 firms that the State recommended
 - viii. **Mark-** Marshall needs to give a list of- Here are the things that need to be done, here are the things we are willing to keep doing, here are the things that someone else needs to do. So the Board can decide how to proceed
 - ix. **Pat-** There is a good list in the Maintenance and Management Plan of what needs done. Did you bring the 2nd quarter Inspection? Yes
 - x. **Dan-** Terry took care of it all and did it well. Possibility to ask Terry if he would come back? **Marshall-** He said he wouldn't unless he was on the Board. **Pat-** Initially, Terry wasn't on the Board and he was doing it. It's not that he couldn't. It's that he doesn't want to. **Linda-** Even if he didn't want to be fully responsible he might be interested in some extra cash here and there.
 - xi. **Mark-** The burn pile? Any help with that? No. We talked about spraying the riprap, should be done sooner than later. Would our mowing guy be interested in doing that?

- xii. **Shane-** Has an estimate from Salyer to spray weeds and weed eat the channel. \$120.00 cut weeds in channel, \$400.00 spray weeds on riprap, total \$520.00 Labor only. PPA supplying the chemicals at \$195.78 - 2.5 gal. Aqua Neat \$60.15 + 1 gal. Cide-Kick II \$135.63 **Linda-** pulled up some from the center of channel. If you had a few willing people you could just remove them. If you cut them off they will just keep growing there. **Marshall-** That's something Terry did with his little loader, kept the spillway uniformly shaped and mowed. **Linda-** Kellen said the idea of the rock bed was to keep it 'natural'. No problem with the weeds growing there. Terry had a concern about the weeds forcing the water out to the sides and causing erosion. **Shane-** Asked him to knock it down before the 4th of July and thought he did.

Motion to purchase the chemicals \$198.78 and pay Salyer \$400.00 to spray the weeds on east & west riprap.- **Pat

Second- **Mark**
Approved

- xiii. **Mark-** Should knock down brush at Holiday Lane inlet from IDNR? **Shane-** Like clear cut all of it? **Mark-** The bigger it gets the harder it is to remove. **Shane-** I believe you have a chainsaw? **Linda-** Does the PPA own that? **Pat-** Thought the spillway was only on one side. One side is Stuckman's the other side is ours. We own the road. The Association owns the Road. **Mark-** Should we clear that brush in the channel to the extent that it's on PPA property? **Marshall-** The longer you let it go the worse it gets. The more expensive it is to get rid of. **Jim-** Wasn't cleared when I was mowing. **Mark-** Is there enough support to proceed with looking into doing that. 1.) decide where the property lines are 2.) get estimates. **Shane-** Get a blessing from Danny. Then you don't have to worry about it.

7. Old Business-

- A. PPA Building Wi-Fi & Camera Update (tabled until September meeting)

8. New Business-

A. PPA Calendar

a. 2025 Officers & Odd District Incumbents?

- i. VP- Dan Connell- No Joanna Miller
- ii. T- Pat Ebetino- Yes
- iii. D1- Lynn Balentine- No ? Dan Gross, Greg Olson
- iv. D3- Anthony Serianni- No Jeff Glon
- v. D5- Steve Wilson- No ? Steve Longstreet, Lou Siri
- vi. D5A- Marshall- Yes
- vii. D7- Sherry- Yes

b. **Steve Wilson-** What is the process if someone is interested? Contact anyone on the Board.

c. Financial Review Committee- Pat sent note to 3 people Shane suggested- Shannon Therriault, Sally Whitehead, Jon Korejwa (will give the report)

B. Election

- a. **Shane-** likes color coded
- b. **Marshall-** limit candidate talking period

- c. **Pat-** incumbent doesn't need to speak, go through each candidate on the slate, take nominations from the floor, then everyone votes (fills in Ballot) at the same time, collect Ballots
- d. **Mark-** thinks everyone on the slate should at least introduce themselves
- e. Discussion about slate (dry erase board), lines, spaces ect.
- f. **Bernie-** Ballots handed out at sign-in, opening statement by President, election explanation, candidate/incumbents time to address the Members, voting, collection of Ballots, committee to count- 1 to call name, 1 to tic & add up votes, 2 Member witnesses, these helpers will collect the Ballots
- g. **Shane-** Each District has it's own color, Ballots in alphabetical order, District Reps at sign-in table to help with sign-in of their district Members, hand Ballot to appropriate signed in district Member
- h. **Pat-** at 9:00 for start of meeting will need 2 people to take over sign-in and Ballot hand out for late comers
- i. **Anthony-** Most important thing is to ensure only people eligible to vote are the only ones voting. Everything else is peripheral.
- j. EX Meeting August 8th, Friday night 6:00.
 - i. Member election helpers to attend for instruction

C. Annual Meeting-

- a. Prepare the Ballots
- b. Things that need printed -> Agenda, Financial Report, previous year Minutes
- c. Meet the Night before
 - i. Board Members come to building, clean floor, tables, chairs
 - ii. Set up tables, chairs, put up district map
 - iii. Coffee & Water ? Who will bring?
 - iv. Porta Potties delivered
- d. Morning of- Make the coffee (7:30)

9. Directors Comments

- 1.) **Anthony-** Status of archiving of our data? **Shane-** perhaps Arlene Corson will attend the meeting? **Pat-** Sally still has a couple boxes, will attempt to talk to Arlene before the Annual Meeting **Shane-** at some point in time a letter from our attorney?
- 2.) **Mark-** str? Plan to control the discussion? Prepare to present each side of the argument. **Shane-** Sounds like a boxing match. **Dan-** This meeting belongs to the Members so they decide topics of discussion. **Mark-** 3 minutes to discuss at the mic? **Bernie-** Can make a motion to vote on something? Yes, but not vote to change the Bylaws. **Dan-** It may need to be a status report with history and what has been done so far. **Steve-** that could prove we haven't been negligent. **Linda-** Like it or not, where we are now is, if you are still operating an str at this point in time you are in violation. That's where we are.
- 3.) **Anthony-** impression of last year's meeting. People got up and talked but they weren't really that schooled on what the Bylaws really are. They didn't spend the time to look at the document. A couple of months ago we talked about this issue whether what Mark is suggesting should be done, not necessarily in this forum but it worries me that a person who gets up and says, it's my right to do whatever I want on my property, I'm respectful of that but, however I have to say, I temper that argument against whether that person really studied what they agreed to when they bought their property. That's the take on this that I got at last year's meeting. Are these people really looking at that document?

Do they really understand ... **Jim-** You think that's going to change at this meeting?
Anthony- I understand. But I'm just saying that that's the backdrop that we're dealing with here. What the solution is, well, that's a different question. That's what I think, to some extent what we are dealing with. Maybe it's better now because of this whole year of turmoil they think maybe I should look at this document. I walked away from that meeting with a really uncomfortable feeling about what people really think about what PPA is and what we agreed to when we came here. I don't know how to solve that problem. That's the world we're living in and that's what we're going to run into at this meeting. **Shane-** I have no doubt it's probably going to be aggressive. Maybe we can temper that down and have peaceful conversations. **Marshall-** The secret is to have an agenda, a plan and move as quickly as you can. Don't stagnate. **Steve-** I like the idea of a 3 minute limit. Shane, I encourage you as the President to determine whether that comment needs more discussion or not. They have said their peace. You say thank you very much, and is there anyone else? If it needs a response, if it's something about where we've been then direct it to Dan, if it's something about Lake Maintenance, weeds to Anthony. That shows the Board has respect for each other. To show that you're the go to will help to keep things tamped down. Also a taser might not be out of order ;-)

- 4.) **Dan-** One thing I did find that was effective was Sherry being in control of the mic. It might help to keep things moving if someone controls the microphone.

****Motion to Adjourn- Marshall**
Second- **Pat**
Adjourned 10:48 AM

Next Meeting:
September 13, 2025 ~ 8:15 AM
PPA Building, Hatchery Rd, Syracuse