

PPA Board Meeting Minutes ~ September 13, 2025 ~ PPA Building

1. Call to Order ~ Shane 8:19 AM

2. Roll

President - Shane Wallace	Vice President- Dan Connell
Treasurer- Pat Ebetino	Secretary- Linda Minnick
District 1- ~NP~ Alysia Hammel	District 5A- Marshall Minnick
District 2- Bernie Ebetino	District 6- Jim Whitehead
District 3- Jeff Glon	District 7- Sherry Doherty
District 4- ~NP~ Mark Laurent	District 8&9- Darby Miller
District 5- ~Resigned~	

Guests

- | | |
|-------------------------------------|---------------------------------|
| 1.) John Hart D5 | 6.) Rebecca Smith D7 |
| 2.) Paul Erst D6 | 7.) Kathy Roman D1 |
| 3.) Richard & Shannon Therriault D5 | 8.) Darian Todd & Jo Mishler D1 |
| 4.) Joann Miller D9 | 9.) Jon Korejwa D6 |
| 5.) Diane Tulloh D4 | |

3. Guest Comments

A. Diane Tulloh-

- a. Gives handouts explaining LAPSI past water quality testing- what, how, Labs used
 - i. eColi- simple test, still have equipment, where, when, how often? more involved
 - ii. Microcystins- 5 test kits/ \$150 not difficult to use, if positive send to Lab \$200
 - iii. Phosphorus- sends sample every Month May-August to Clean Lakes IU, online results
 - iv. 2020 L.A.R.E. Grant app. for Phosphorus testing incoming from TriCounty not eligible (private status), later in conjunction w/ WACF they rec'd PPA did not
 - v. Arion Consultants, Sara Peel out of Indy, not affiliated w/chemical sales that will consult

B. Shannon Therriault-

- a. Gives previously sent by email document from www.hoamanagement.com plus a summary sheet
 - i. States "not legal advice"
 - ii. States had to resign from the Board because of "legal and financial risk to her and her family", "was unable to locate PPA *alleged* Covenants in Kos. County", "not able to find recorded copy of 1974 amended Articles, they would not be legally valid if not recorded, any Bylaws written after 1928 would be deemed invalid", "currently all correspondence is being sent to a former Board Member's home address", questions the legality of officer's compensation, "minutes are transcripts not minutes and could legally implicate Board Members"

****Motion-** take this information under advisement- **Marshall**

Second- **Bernie**

Rescinded

- b. Doc. has hierarchy of HOA 1)laws, 2)maps, 3)CC&R, 4)Articles, 5)Bylaws, 6)Rules

C. Rita Schnedler-

- a. Gives handout- possible Code of Ethics enforcement
 - i. Proposes attorney mediation in the event of a disagreement over dissent to comply with the new Code of Ethics

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

A. Review of July 12, 2025 Board Meeting Minutes

****Motion to Accept July 12, 2025 Minutes - Sherry**

Second - **Pat**

Approved

B. Review 2025 Annual Meeting- **Pat** (minutes sent email 9/8/25)

a. Ballots worked much better for the election of officers & directors

- i. Could add extra lines for additional items brought up at meeting
- ii. Some not comfortable with a written record of who and how they voted (ballots were destroyed after count, not made clear to voters)
- iii. Porta potties +, lake testing questions, PPA building use by members

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

A. As of July 31, 2025

Money Market-	\$	26,041.31
CD (May 2025)-		53,408.96
Checking-		31,195.25
Total Current Assets-	\$	110,827.12
a. Aquatic Control- weed chemicals	\$	20,894.21 (treated lake and riprap)

B. As of August 31, 2025

Money Market-	\$	26,079.80
CD (May 2025)-		53,408.96
Checking-		27,429.53
Total Current Assets-		107,157.57

****Motion to Accept July 2025 & August 2025 Treasurer's Report - Marshall**

Second - **Bernie**

Approved

C. One unpaid member dues, deceased, in trust, lien filed

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

A. Fence

a. Damaged, hit & run, police report filed

****Motion to remove remaining fence- Sherry**

Second- **Dan**

Approved- 1 opposed to removal

b. **Shane** volunteered to remove

****Motion to acquire a gate to fill the space where the barrel sits- Pat**

Second- **Marshall**

Approved

B. Dam

- a. same as reported Biennial Inspection, Satisfactory rating
- b. State has kinks sending report, addendums need to be added to IEAP
- c. Some riprap needs replenished at Dam, Cap attention as noted in Inspection
- d. 3rd quarter Inspection end of Minnick oversight, need replacement, was a committee
- e. Weeds at bottom of West embankment missed spray, will try again, overspray onto grass at top of riprap is an issue!
- f. Weedeating in channel never done but billed, should be maintained

7. Old Business-

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

- a. Quotes expired, will invite to present at meeting
- b. Only meet 5, 6 times a year at the building could be a waste of money pay for internet?
- c. Don't need the internet for cameras to monitor Dam ect.

B. STR- **Shane**

- a. Requests all attorney client privileged info concerning str be turned over
 - i. VP Response- PPA Board President holds 2 positions (President and self proclaimed spokesperson of the str owner's group and str owner) seeking documents that were sought in response to the str owner's group attorney letter (legal opinion, suggestions, recommendations), items the Board used to address the attorney that President retained to disagree with the Board's opinion, which could benefit the str owner group, legally not required to give access to that information.
 - ii. Need to verify paper trail of all amendments, do we have in possession '54 deed and all documents needed?
 - iii. Articles of Incorporation good from Day 1, Title Co. only required to go back 50 years for 'marketable title'
 - iv. **Shane**- should verify PPA legal standing, **Pat & Linda** asked to look for recorded Documents or could use a Title Co.
 - v. **Dan** will look up court cases
 - 1. has a case that found: PPA has the right to enforce the restrictions and privileges contained in the 'original deeds' and to 'assess dues'. How can a Court find that PPA can assess dues, if the Articles, Covenants, Bylaws are not valid?
 - vi. Many of the revisions/amendments cited on page 4 are dated in August because they would have been approved at the Annual Meeting
- b. Enforcement- Discussion on STR enforcement.
 - i. Article V- Rules and Regulations- Section 2, presented in Notice as consequence, President believes need to "pause" to verify the validity of what we are trying to enforce & our legal standing (Articles, have reinstatement from IN Secretary of State 6/19/1999)
 - ii. Board Member brings up the signed documents of over 50 Members wanting the 2/24 letter to be upheld
 - iii. Need to verify all str and send letters of violation?
 - iv. Board Members (Directors & Officers) are insured, protection from legal action, Business Judgement Rule- Courts recognize the Board is doing the best they can, would have to prove malicious intent.
 - v. On hold until records are verified

C. Water Quality Testing- **Shane**

- a. Has contacted (see following) will come to the Board for presentation
 - i. Lilly Center for Lakes & Streams (Rusty)
 - ii. PpooooAquatic Control
- b. Will brief on:
 - i. Services available
 - ii. Costs
- c. PPA self testing possible
 - i. Have problem finding and retaining volunteers to do it
- d. Aquatic Control treated 4 x summer 2025
 - i. 1) Curly Leaf, 2) entire shoreline minus east & west embankments plus Flat Belly bay, and 2 x remedial

- ii. Map of areas treated? Only Curly Leaf
 - e. Jon Hart says his lily pads were not killed
 - D. Propose Goals for next Calendar Year- **Shane**
 - a. In “alliance” with current goals
 - i. except long term weed removal, doesn’t foresee doing any of that
- 8. New Business-
 - A. Common pier, spillway easement- **Shane**
 - a. King father initially installed “common” pier, son doesn’t want anyone else to use it
 - b. Jon Hart was using said common pier ^^ no longer allowed, Thompson agreed to install new on Hart’s old standards to be used as common
 - c. If King pier is not to be used as common that will include Lakefront dues
 - d. Covenant 1 says, Each lot owner is hereby granted ... the construction of docks on said margin
 - e. Find the discussion about the King dock
 - f. Research PPA easements
 - B. Code of Ethics- vote & approval discussion
 - a. See 3. C. above- discussion held until next meeting
- 9. Guest Comments-
 - A. Shannon Therriault D5-
 - a. Inquired about the owner of the lot East of PPA building.
 - b. Code of Ethics should be deemed invalid per IC-23-17 (Pg 7 of her handout)
 - B. Jeanie McCarty D4-
 - a. Delayed community wide garage sale until next year, has several interested Members
 - C. Jon Korejwa D6-
 - a. In reference to str- Verify Covenants, identify property, deliver a written notice
 - D. Richard Therriault D5-
 - a. What is the PPA NonProfit status?
- 10. Director’s Comments-
 - A. **Bernie**-
 - a. Rosalee Sorg, property next to theirs, putting in a 20’ x 36’ outbuilding, meets at least 60’ from the lake requirement, has Kos. County permit. Thank you for bringing that to the Board and obtaining your required permit!
 - B. **Shane**-
 - a. Would like to move Oct. meeting to 10/4 instead of 10/11. VP can’t make that, VP offers to steer the 10/4 meeting, rejected. No other Date will work. 10/11 cancelled.
 - b. Need to reserve building for November 8.

****Motion to Adjourn- Pat**

Second- **Dan**

Adjourned 11:54 AM

Next Meeting: November 8, 2025 ~ 8:15 AM

North Webster Community Center (Webster Room), **301 N Main St., North Webster**

Parking & Entrance in back, upon entering turn right, first room after the Doctor’s Office