

1. Call to Order ~ **Shane** 8:19 AM

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

Guests

- |                       |                               |
|-----------------------|-------------------------------|
| 1.) Diane Tulloh D4   | 7.) Dave Hewitt D4            |
| 2.) Rita Schnedler D7 | 8.) Stacy Hammel D1           |
| 3.) Jim Bulin D4      | 9.) Paul Erst D6              |
| 4.) Joseph Doherty D7 | 10.) Terry Radtke D9          |
| 5.) Joanna Miller D9  | 11.) John & Georganna Hart D5 |
| 6.) Kathy Roman D1    | 12.) Connie Heimann D4        |

3. Guest Speaker-

- A. Aquatic Control/Malena Ryan- focus on water quality testing, brought quote \$5,950.00
- a. Monthly sampling May, June, July, August
- 1 sample advanced water quality bundle pH, alkalinity, hardness, conductivity, total nitrogen, total phosphorus, orthophosphate, turbidity, chlorophyll-a) plus 3 samples from distinct areas of the lake for E. Coli enumeration
  - “Additional sampling events (as in i. above)” + \$1,487.00
  - Harmful algae detection \$86 per sample, harmful toxin analysis- microcystins or cylindrospermopsins \$80 each sample, anatoxin \$93 each sample
- B. Terry Radtke D9- What is your intention to do with our Lake compared to what we have done in the past? A plant that attaches to piers ect. is an indicator of Lake water quality. Hasn't seen it in the last 2 years. People were out treating on the Lake 4 or 5 times. Why not removing the weeds as they die? Spent 2 decades getting his area back to sand, now muck and weed roots. Not safe to allow little kids in the water because of lack of clarity.
- C. Paul Erst D6- You can't see 2' in the water now the turbidity is terrible.
- D. Terry- Why are you opposed to using the Harvester, other than fragmentation?
- E. **Alysia**- during a workshop at Lilly Center for Lakes and Streams, Nate Boush touted Papakeechee's unique position of owning the Harvester and thought it should be used in combination with restrained use of chemicals.
- F. Malena- said the Harvester is good for Lily pads and Spatterdock but not Elodea, Curly leaf or Starry Stonewort because of spread by fragmentation.
- G. ??- (not signed in) Where to put the cut weeds is a problem. Would you ever test a Lake and not find E Coli, because it's not just from humans? Malena- Type would be an IDEM test. AC is only if present or not.
- H. Rita Schnedler D2- This year a problem with water Hyacinths and water Lilies. Advantage of the Harvester is those cut plants don't settle on the bottom. Malena- saw a ton of pickleweed, arrowhead, spatterdock and white water lily. Would be a benefit to use the Harvester in the Flat Belly bay.
- I. Diane Tulloh D4- Great conversation, good people are interested and the Board is pursuing this. A lot of the named plants are native so I hope we don't completely wipe out everything! Great if

you test 4 times a year but that won't address our E Coli issues. Most of 200 homes are on septic systems and that would need to be frequent targeted testing.

- J. **Linda**- my initial concern was total amount of kill off, at least 58 acres or 1 third of the Lake. In your opinion (Malena) had we taken a more moderate approach, treating smaller areas over the next few years could we have prevented the bad turbidity and algae problems we are seeing now? Malena- If we had done one section of the Lake at a time it definitely wouldn't have been as turbid. **Alysia**- We use a rake and clean out our own weeds. Hasn't that been the protocol in the past? The PPA wasn't responsible for cleaning everyone's lakefront. I haven't seen peoples grass killed in the past.
- K. Stacy Hammel D1- When the Board agreed to that extreme protocol and applied that extreme amount, automatically the testing should come with that. Did we or did we not test? Malena- no samples were sent this year. Stacy- You kept after it and didn't do any testing for 2 months? I thought that should be the responsibility of the applicator?
- L. **Shane**- I understand your concern but calling it extreme, I believe, is a personal opinion. Obviously we had the results we wanted.

#### 4. Old Business

##### A. Common Pier, spillway easement- John Hart

- a. Read from Covenant 1- Each lot owner is hereby *granted an easement to pass over the 1 foot margin* for any and all purposes contemplated in this deed, together with the privilege of boating on said lake and the *construction of docks at said margin* . . .
- b. **Pat Historical Context**-
  - 1.) after Dam construction (2012) Larry Cough made a motion that a common pier be allowed in that area. It was Approved by the Board.
  - 2.) in 2016 the Kings sent a letter saying they had a pier in this same area. The Board response was that because the pier is on PPA property it should be considered a common pier (able to be used by other members without permission from the King's) or the Board could require them to remove it. The President at the time said he would determine how to proceed. There is no documentation of that decision.

**\*\*Motion**- Allow 2 'common' piers at the West end of the East Dam to be maintained by the users.- **Pat**  
Second- **Alysia**  
**Approved**

##### c. **Pat Historical Context**-

- 1.) The 2 floating docks on the West end of the West embankment (Levee) are privately owned. They were to be built to approved standards. Those owners pay non-lakefront dues and an additional amount to the equivalent of Lakefront dues for that privilege.
- 2.) The floating dock at the center of the West embankment and the standard pier at the east end of the West embankment are 'common' piers, built with donated money and must be maintained by the people using the piers or they can be removed by the PPA.

##### B. Lake Maintenance & Dam Manager Successor

###### a. Dam Manager-

- i. Need a comprehensive statement of what all is involved
- ii. Could make available to PPA Members to see if there is any interest
  - 1. Terry believes, because of liability, that person should be on the Board
- iii. There was a Dam Committee, Board members & PPA members
- iv. **Pat**- has a document Dated October 1st, 2012- Titled Dam Owner Responsibilities

**\*\* Motion**- That we form 2 committees next year, 1. Lake Maintenance 2. Dam Operation- **Shannon**  
Second- **Alysia**  
**Approved**

## 5. Lake Maintenance Report -

### A. Dam- **Linda**

- i. Dave Hewitt D4- Shouts out- When are you going to lower the Dam?
- ii. **Linda** starts to explain we are at 6" down, coming down a little naturally everyday ... Dave interrupts no. no. no. He can give 50 articles from the USACE, State of Indiana- hydraulic pressure for every inch of water. **Linda**- We intend to lower the Lake for winter. Dave- excuse me I'm talking, 2,000 lbs. per square inch, for every inch that you don't lower it. When you lower the Dam there is less pressure on the Dam, I can give you 50 articles. Hydraulic pressure is directly proportional to the depth of the water. You're increasing pressure on that Dam unnecessarily. The pressure is at the bottom of the Dam. The lower the water the less pressure is on the Dam. The USACE has explicitly recommended that this be done. Lowering the water is a practice recommended in Indiana, ice expansion, so on and so forth. You are taking a chance with damaging our Dam by not lowering the water. Where it is right now, every inch is 2,000 lbs. of pressure you are putting on the Dam for no reason. The pressure is created at the bottom because you have the water up here. If the water is down here there is less pressure at the bottom. You need to pull up and read on concrete Dams. What is the structure of a concrete Dam and how the water effects it. This Board is jeopardizing the safety of the Dam. **Bernie**- Are you saying we should always keep it low? Dave- no. no. no. no. for the Winter. **Linda**- We intend to lower for the winter Dave. You weren't... Dave- You are jeopardizing the safety of the Dam. I'm not done talking. Every inch you allow it to stay up, you're putting more pressure on the Dam. I'm not saying take it drastically low. I don't even like it low because it creates sand in front of my house and then the dog drags it in. But it is something that has to be done. The lower you lower it the less pressure, like I said 2,000 lbs per square inch you're putting on the Dam. **Pat**- In the past that has happened in November. We are in November now. We have every intention of taking the stop log out. Dave- I just asked that question and you said you weren't going to do it. **Pat**- NO, you did not let her finish her answer. She was telling you where we are today.
- iii. **Shane**- We have a benchmark that we lower to every year, meeting the USACE suggested lowest point. We have a specific that says you need to be at this point for ice season. **Linda**- No, there is not a specific point. They suggest 1 or 2 logs. We have 6" and 12" and now a 9" log so you can figure out the different amounts that could equal if you take out 1 or 2. That is our decision to make. I know that there are years and years of Dam management experience in the room and I respect you guys all for doing that and I respect the knowledge that you have. I was trying to say, we are at 6" down and dropping naturally with the 9" log still in. I have learned one thing and that is, a log is easiest to pull with less water pressure on it. To me as long as we're still early on in November we're still ok. Am I correct in that assumption? Terry- Rule of thumb, and I believe it is put in there is 18" so a 12" and a 6" will equal your 18". Mark- Last month we agreed to remove the 9" right? **Linda**- Yes, last year we rode at 12" through the winter. **Mark**- We haven't discussed changing that so that's still the plan? Correct? Terry- and the 6"? **Mark**- No Terry- You're not gonna remove the 6" for the season? **Mark**- Because the plan says take it down 6" or 12". **Linda**- No. It says one or two logs. **Mark**- We decided at the last meeting we are removing the 9" log and there has been no discussion about changing that decision.

**Jim-** We didn't do that last year. **Shane-** I would feel better if we had a specific document that told us exactly what we do. Am sure they have that in there for something of that nature. It should say, here's what is required. **Linda-** It says. One or two logs. It's mentioned in more than one spot. It's our decision. We could take it down 24" if we wanted. We have carried it at 18" before. **Dave-** at 2,000 lbs per square inch I don't know why you wouldn't want to lower it. The water's gonna come back. You are putting pressure on the Dam. **Linda-** When we made the decision to take it to 18" it was based on a weed treatment consideration, less water in the Lake, greater concentration of Fluridone. **Terry-** Does anyone have the Maintenance plan? For some reason I'm thinking 18". I'd rather be safe than sorry. **Shane-** We definitely can take it under consideration. **Dave-** In the Spring, for every inch you leave it up you are treating close to 5 million gallons more water. **Linda-** We didn't treat the whole Lake this year. We spot treated.

- iv. **Linda-** It's been very dry this Summer. Only 4.3" rain in the last 2 months.
- v. Lawn mowing, Salyer comes every 2 weeks whether it needs it or not. You get hay field in the the depths of Summer and mowing now when it doesn't really need it.

6. From the Floor- Rita Schnedler D2- at the September meeting, submitted a possible enforcement plan for the new Code of Ethics. When will you be voting on that?

Shannon- requests this be delayed until guest comments at the end. Alysia asks Pat if something in the Guest comments can be voted on. Pat- defers

**\*Point of Order- Pat,** at the September meeting we agreed that the possible enforcement plan for the Code of Ethics would be taken under consideration. We owe Rita a response as to when it will be taken under consideration. **Shannon-** It has been questioned whether that vote (Code of Ethics) is valid or not. Because every member of the PPA wasn't made aware of it before the vote took place. Should have that answer before the next regularly scheduled meeting in February.(The Members present object to that long of a delay.) **Shane-** decides it could be done by January. **Shannon-** We just gotta have a really good grasp of our foundation so that the decisions we make are solid decisions and that they can't be questioned down the road. **Rita-** How are you going to determine if that vote was invalid? At the January meeting we can expect to find out whether or not it needs to go to every property owner and we will also be voting on the proposal to enforce the Code of Ethics? **Shane-** We will have that discussion on the Agenda at the January meeting.

## 7. Secretary's Report - **Linda**

### A. Review of September 13, 2025 Board Meeting Minutes

- a. Shannon requested that her name be removed as the District 5 Director (I removed)
- b. Shannon requested that all of her statements as a Guest Member on the Agenda be removed (I did not remove)
- c. Shannon requested that both her comments A. & B. as a Guest Member be changed. (I changed A., I did not change B.)
- d. Shannon requested- Her Husband's Guest Member comment be changed (I did change but not to her wording)
- e. Shane requested- I would like- it noted under enforcement discussion & str enforcement, the President asked the remaining members if they were willing to make a motion to enforce based on Article V Section 2 & no remaining members made a motion, or something like that. (at no time did Shane ask for a motion to based on Article V Section 2. I did not add. I sent an email to Shane stating that the Motion to enforce under Article V Section 2 was made and approved at the May 10, 2025 meeting)

**\*\*Motion to Not accept the September 13, 2025 Minutes as written.- Shannon**

Second- **Jeff**  
**Not Approved**

**\*\*Motion to Accept the September 13, 2025 Minutes, pending review- Bernie**

Second - **Alysia**  
**Approved**

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

A. As of September 30, 2025

Money Market-	\$ 26,116.24
CD (May 2025)-	53,408.96
Checking-	22,453.12
Total Current Assets-	\$ 102,242.60

a. Terracon Biennial Inspection \$ 3,050.00

B. As of October 31, 2025

Money Market-	\$ 26,151.50
CD (May 2025)-	53,408.96
Checking-	15,932.19
Total Current Assets-	\$ 95,484.25

a. Terracon Biennial Inspection \$ 600.00

b. Insurance (building, harvester, etc.) \$ 4,432.00 (policies reviewed 2025 by **Dan**)

**\*\*Motion to Accept September 2025 & October 2025 Treasurer's Report - Pat**

Second - **Alysia**

**Approved**

C. CD & Money Market discussion

a. CD- no longer than 18 months

b. Money Market- move extra from checking, retain enough \$\$ for next 6 months

**\*\*Motion to roll CD into best rate available at the time of renewal (November 28) Lake City Bank - Pat**

Second - **Bernie**

**Approved**

D. Received NAPA Invoice

a. PPA Board did not authorize any charge

b. Pat let them know not going to pay

c. changed account to cash only

E. All 2025 Dues paid in full!

9. Lake Maintenance

A. Snow Plowing- **Shane**

a. Shane recommends per weather event as needed

b. Includes: Plow- Oakeechee, Promontory, Denzel, Circle, Hiawatha, Rd W side of Dam  
Salt- Intersections, Hiawatha hill, Denzel stop at Hatchery

c. Quote from Josh's Handyman Service 2025-26 season

i. Every 3" \$300.00 plus \$150.00 for salt as needed

ii. or Total season cost- \$4,500.00

**\*\*Motion- to accept the total season cost at \$4,500.00- Pat**

Second- **Shannon**

**Approved**

B. Fence? Approved to be removed 9/13/2025

10. Short Term Rental discussion

**\*\*Motion** to table this discussion- **Bernie**

Second- **Shannon**

**Approved**, 3 Abstain

11. New Business

A. Christofolis property- **Pat**

- a. Old house has been removed
- b. District 2 Lots 12, 13, 14 combined
- c. Sent drawings via Email
- d. Pat sees survey pins marked on the drawing, if the seawall is within the boundaries of their property has no issue with the type of seawall, falls in line with the shoreline reconstruction guidance on the website.
- e. Discussion on whether or not they must stick to where the pins are?

**\*\*Motion-** to approve construction of the House, hold off on seawall until further info on placement.- **Bernie**

Second- **Shannon**

**Approved**

12. Guest Comments

1. Paul Erst D6- No muskrats at his place this summer. **Alysia-** saw one this morning, and an otter.
2. Terry Radtke D9- What other legalities concerning short term rentals? The 2/24 letter is still on the website. What's the hold up? **Shane-** working through that process, wants to make sure as a corporation we are doing the right thing legally, doesn't want to do anything hastily. Corporation is standing their ground, there is still no short term rentals. Paul- so in the mean time you can still go ahead and do it, like \*\* does. So it's ok for him to make money off of us? It's supposed to be stopped. I am still subsidising his business.
3. Stacy Hammel D1- Why don't we have legal counsel? The attorney group from Indianapolis already had the information. Let's vote on it. It affects my financial future. I want answers.
4. Joe Doherty D7- Someone mentioned they are unsure of the validity of our current Bylaws? That's concerning. Are we going to suspend dues collection?

13. Director's Comments

1. **Pat-** the PPA is a - Not for Pecuniary Profit Corporation
2. **Shannon-** May of 1999 the State of Indiana either dissolved or revoked our certificate of authority to do business. In June of 1999 Stephen Schwartz sent in an application for the PPA business to be reinstated, it was filed in August of 1999, on December 2, 1999 the PPA authority to conduct business was reinstated. Gets confused why this 1999 thing keeps coming up??
3. **Linda-** Because this proves the PPA is in good standing now. We shouldn't be questioning that.
4. **Mark-** Cleaning out the Holiday Lane ditch, would like to have that resolved by Spring.
5. **Jeff-** Would like to be there when the log is removed.
6. **Pat-** found the Maintenance plan, It talks about the order of the logs 12", 6", 12", it says take one or two logs out, just as Linda stated. Last year we voted to drop 12".

**\*\*Motion** to Adjourn- **Shannon**

Second- **Darby**

**Adjourn**

**Next Meeting:** EX Meeting immediately following

**Next Meeting:** EX Meeting- December 6, 2025, North Webster Public Library, 10:15 AM

**Next Meeting:** EX Meeting- January 10, 2026, North Webster Public Library, 10:15 AM

**Next Meeting:** Board Meeting- February 14, 2026, North Webster Community Center, 8:15 AM