

PPA Board Meeting Minutes ~ March 14, 2026 ~ North Webster Community Center

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- Vacant                                      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- ~NP~ Shannon Therriault

Guests

- 1.) Paul Erst D6                                      4.) Jim Bulin D4
- 2.) Terry Radtke D9                                      5.) Regi Holt/Kate Edward D6
- 3.) Joseph Doherty

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

A. February 14, 2026 Minutes sent email 3/13/2026

**\*\*Motion** to Accept February 14, 2026 Minutes as written- **Marshall**

Second- **Bernie**

**Approved**

4. Treasurer's Report- **Pat (Bernie)**

A. As of February 28, 2026

Money Market-	\$	36,280.42
CD (May 2025)-		53,408.96
Checking-		30,007.40
Total Current Assets-	\$	155,095.88
a. Added to Money Market	\$	10,000.00
b. Renew QuickBooks & Domain Names	\$	697.79

**\*\*Motion** to Accept February 2026 Treasurer's Report - **Sherry**

Second - **Dan**

**Approved**

B. Dues

- a. 58% received
- b. 102 remain out
- c. Will send reminders w/invoice to email addresses or USPS- due April 1, 2026

C. Key Inventory (see document)

- a. Building Entry- President, Vice President, Treasurer, Secretary, 1 Master, 1 Spare (6)
- b. File Room- President, Vice President, Treasurer, Secretary, 1 Spare (5)
- c. PO Box- Treasurer, Secretary, 1 Spare (3)
- d. Safety Deposit Box- Treasurer (1)

D. Budget

- a. Changes highlighted in yellow, explanations attached
- b. Bring suggestions, questions, changes to April Meeting

5. Lake Maintenance

A. Dam/Levee- **Linda**

- a. Lake level -5.5" , Water Temp. 43
- b. West Levee- very wet, some flooding (see daily notes)

- c. Mole activity (see daily notes for area), have filled last fall, need to fill again sunken tracks
- d. **Sherry**- Grub control, granular, as long as neighbors also treat, apx 2 yrs. to eliminate
  - i. Mowing crew could do observation and fill
- e. Weed growth in channel earlier cut (let mowing crew know)

**\*\*Motion**- to retain Salyer's for mowing, trimming, spraying (see quote)- **Sherry**

Second- **Jim**

**Approved**

- 6. Lake Chemical, Weed Survey, Treatment, Water Testing- **Shane**
  - A. **Shane** asks about replacing log, (depends on weed treatment chosen)
  - B. **Dan**- reads letter from Dan Gross- D Gross volunteers to help with treatment program, would rather it be applied in late Spring instead of on large plants in July, noting degraded water quality last summer
  - C. Chemical Boat- **Shane** will try to fix helm (early April) was in bad shape when stored
  - D. Pier at PPA Boat Ramp (see Salyer quote) for chemical boat
  - E. Testing quotes
    - a. Lilly Center- (see quote for cost) will not do collection of samples
    - b. Aquatic Control (AC)- 1 sample tested 1 time per month, 3 samples E coli, all X4 months, (see quote for cost)
    - c. **Sherry**- What do you do with the results? What value?
    - d. Tier II Weed Survey (AC)- need 60 degree water temp. before they do it, cost \$2,000.00 (see quote)

**\*\*Motion** to Contact AC to get on their schedule for the Tier II weed survey - **Sherry**

Second- **Bernie**

**Approved**

- 7. Old Business-
  - A. Short Term Rental discussion (paused for legal counsel)
- 9. New Business-
  - A. Pow Wow- **Bernie**
    - a. Like to send draft within the next week or 2, send to members by end of March
  - B. PPA Spring clean up- **Shane**
    - a. Bring hopper to building, no tires, no paint
    - b. Need monitor, ask for donations
- 10. Guest Comments
  - 1. **Sherry** for- Rita Schnedler D7, same plan as before with the exception of- back wall will go straight back with no indent (as long Kos. County approves)
  - 2. Regi Holt D6- bought in Nov. 2024, was an str, we don't intend to do that, received several letters, one threatening if we did use it for str we would lose Lake privilege. How many str are there on the Lake? A lot of signs, What is the Board's status on str? If someone has 1 or several are they still ok to continue renting them? Paul Erst D6- Let's hear that. **Shane**- It's frowned upon. Regi- Did that go to every owner on Papakeechee? **Sherry**- Yes. We do not know all str owners. Regi- If you rent with a years lease, that is ok? We're from Hamilton. In central IN, Carmel, Noblesville, Fishers, they tried to prohibit long term rentals to a certain amount. Judge ruled a property owner can do whatever they want as far as renting them long term but str is a different story. Because they cause so much trouble in a community. people rent it, come in, have big parties. From what you guys have said in your letters and I understand it. That they're there to vacation so they're up late, in my opinion are trashy, out on a boat or canoe

drinking beer and throw it out. Just wondering what the Association view is. **Sherry**- When the letter came out we voted on that letter to be sent out as from the Board. After that time the Board made a decision to halt enforcement. So there's really no decision on that? **Shane**- There was a decision made and a motion approved to move forward with and then we got to the point of enforcement and now we're looking at ...**Linda**- That also was voted on and approved. Regi- beings that it's a private Lake and Association how would you enforce it? **Shane**- That's a good question. **Sherry**- The rationale on the Lake was that the Lake is owned by the Association. That is where that statement, take your pier out, don't use the Lake. Regi- We don't ever intend to do that. But because there's so much upheaval I was just curious on... **Sherry**- There are those who don't have much feeling about it. Where we're at now is we're stuck on how to enforce it. Regi- Does the Association have a attorney? **Shane**- Yes. We sought legal counsel to solve that so obviously it's not going to happen over night. **Linda**- We've been threatened to be sued by both sides. So yes we have an attorney. Regi- We love it. We're not motorhead boat people. We like the quiet and low key of paddle boats, kayaks and canoes so yeah, we love it. **Linda**- Can I ask you a question? Before you bought, made the decision to buy the property, were you aware of the PPA rules, regulations, Covenants, all of that? Regi- Yes. By buying here the realtor had to let us know about the PPA. We got all the Bylaws. My wife is retired from real estate. She knew that if there was an HOA or PPA that the selling realtor had to give full disclosure. It wasn't a deterrent at all.

3. Terry Radtke D9- 3 meetings ago Shannon sat in that chair and said we would know by the next meeting what had happened. What happened? **Bernie**- First of all, she didn't speak for the Board. She spoke for herself. Terry- You guys let her speak. You let her go on. I asked that question specifically, When will we know? **Bernie**- We don't know. She didn't know... Terry- Bernie, again, I can't help but say this, we been doing this for 4 years and haven't had a decision. Is there meetings going on here besides the second Saturday of the month? **Bernie**- Meetings with the lawyer going on. Terry- Can't you give some insight? What is being said by the lawyer? **Shane**- We will and we're just there. We've got a good direction. We've got an Executive meeting right after this to move forward with how we're going to address the Association. You will get your answer and we're working very hard at getting that answer. It's complicated. It's not something we can just open the book and be done. I think we finally got there. Terry- Are you saying that our Bylaws and Covenants, the lawyers are not saying that it's in black and white anymore? **Shane**- I'm not privy to give you any information yet because we haven't had that discussion amongst ourselves, yet. Once we have that discussion and we feel the direction we're going, we'll inform the rest of the Association Members what we found. Terry- Are you telling us that we don't know... **Shane**- I'm not, I'm not, I know what you're looking for. I'm not telling you that the Covenants and all that stuff is junk. Don't take that from what I'm telling you. Don't spread rumors. We're gonna educate ourselves. We gonna educate the membership, through legal counsel. I don't want anybody to get something goin' in the wrong direction because that's what people tend to do and that's not what we want done. Everything is good as of this point right now. Our conversations need to happen amongst the Board so we can address the Association. Terry- Next month we'll know something? **Shane**- I would hope so, yeah. Terry- You're not blowin' smoke? **Shane**- I don't ever blow smoke. **Pat**- We'll know our direction by next month. **Shane**- Yeah, we're working through it. **Pat**- You're not gonna have the complete answer by next month. **Shane**- No. We are not gonna be all set in stone by next month. No, we're gonna have a sense of direction by next month. I would hope. Like I said, we're still working though it. **Bernie**- We're gonna probably know what the status is. That's about it.
4. Regi- Do the Bylaws say in them, of course str really haven't been an issue until 8-10 years ago throughout the state or country. Do your Bylaws have at the time, have anything for something

like that or had you added that like an amendment to your Bylaws? Terry- I'll help you out a little bit here. Because they're not gonna say this. There's people on the Board that have str. The thing being, the rest of the Membership, our neighbors, are making profit on our Lake and that was written up in the Bylaws. They're not supposed to do that. Regi- From the original or like an amendment? Terry- No, this goes back and it's all in our Bylaws. Regi- like 100 years? Terry- Yes, I kinda short cut it there for you. Regi- I didn't know. Because sometimes when they create, like the Constitution, through the years add amendments. I didn't know if str was an amendment or not. Ok. **Linda-** Not yet. **Shane-** All can I can say is we're going through the process of getting us somewhere. Regi- Like I say, sometimes no matter how thorough you are now days things change.

5. Joe Doherty- You are saying the current Bylaws are valid? The one posted on the website for the PPA? **Shane-** In a roundabout way, yes. Everything as I see it, is as it stands, right now. Joe- So that in the opinion of the Board, they are legally enforceable? **Pat-** No, stop. **Shane-** I can't answer that question because we haven't... we need to have direction from legal counsel. You guys are asking questions that are kinda double edged swords. Joe- We are in the process with legal ... **Shane-** Yeah. We are in the process of working with legal counsel on what it is we're doing and working through. That's about all I, as much information as I can say.
6. Paul Erst D6- Who's the legal counsel? **Sherry-** Steve Snyder **Shane-** Sherry, you're... **Sherry-** I'm not saying a word. **Shane-** Ok. **Sherry-** I'd like to. **Shane-** I mean, I'm not sure why you wouldn't. If you've got something on your mind, say it..... Anybody else?
7. Jim Bulin D4- I purchased in 2015. I had 2 sets of plans for the house. Neither of them were str. One was the rental of the house. Went through all the Bylaws and everything. The only thing I could think of at that time was, my plans were ok because was going to be long term rental of part of the house. Going through all the Bylaws at that time, 2015, I realized that sometime the sh\*t is going to hit the fan. Because it looked like I could do almost anything I wanted to with the house. Fortunately it wasn't str. The Bylaws are old and like I said, sh\*t was going to hit the fan and now it has and it was str that brought it up. It seems like the whole thing has to be rewritten. I know that's a helluva job. **Shane-** It would be. J Bulin- You talk to my neighbors that have been here a long time and this is what we used to do and that is what we used to do. Hell, I've owned a lot of businesses and I agree, that 30 or 40 years ago some of the stuff I did I thought was really great at the time but now it's illegal. We as a Lake haven't kept up with the whole thing. It's a difficult thing to do. I'm sorry that it's happening. Personally I don't care, either way that it goes. I'm 85 so I'm not going to be around that much longer. The property is going to be for sale. Either way, if it stays the way it is, it's a neat place to be. I love being here. I've lost my family. I have options to go other places but I can't leave the place because of what it is. But I don't want it to go to hell either. I want to enjoy it now for the rest of my life. What's going on... what happened last year with the water. That was enough to make me sick for the whole year. Everybody's arguing now. I'm gonna be here but I'm not gonna get in the middle of all of this. Everybody's getting kinda personal here so I just thought I'd throw my shoes into it too. Whatever I can do to help anybody at anytime, I'll volunteer my time but I don't know what needs to be done. If you want my opinion I'll give it to you. Is the presentation that the Chemical People gave, is that documented? **Sherry/Marshall-** In the minutes. **Marshall-** It should be on the website. Do you want specific documentation to study? J Bulin- Yeah.
8. Terry- I think the your question would be, which a lot of us are, all these meetings are supposed to be recorded and given to the Membership. We should be able to go in at any time, to the website and pull up the minutes for that particular Saturday, for the Annual Meeting or so forth. All that should be documented because that's their job, to document everything that is talked about. **Jim-** That presentation should be available. Terry- It should be. **Pat-** We do post the

minutes. I'm not sure, he's speaking of a specific presentation, I don't know if that presentation was posted. We need to go check. **Shane-** We emailed a copy. **Pat-** Yes. I don't know if it was posted, is all I'm saying. **Shane-** I'm almost certain she emailed that slide show presentation to us for our own cataloging so we can literally just email that whole presentation. Jim Bulin- They said that the chemicals would take care of everything and then they admitted later on that hey, wait a minute, you're still gonna have to use the Harvester. The whole idea was not to use that, correct? **Shane-** Right, not the whole idea not to use it but to let the chemicals run their course and see the outcome before we just took the weed machine out and started running it. J Bulin- To me they didn't do the proper survey if they realized there are areas in the Lake that are too shallow for the chemical to work. That's what I want to hear. If I was hearing things or if that was actually said during that presentation. **Linda-** Do you do internet/website? J Bulin- Yes **Linda-** Ok. In the November Minutes it goes through the discussion we had while she was here. If that would be helpful. **Bernie-** Website is LakePapakeeche.org. Let me say this. When we first put the website in use, well not first. When we took it over I was given instructions by the Board that monthly/annual meeting minutes, once they're approved, I could go ahead and post them. I can post Lost and Finds. I can't just post anything. Presentations and things like that, if they're to be posted, I have to have approval by the Board before I can post something like that.

9. Paul Erst D6- I was on Goggle Maps the other day and your cabin down there I believe your son is renting?, it's still on Goggle Map as a rental. **Shane-** Is it? Paul- yeah and I don't think you are using it that way anymore are you? **Shane-** No, I'm not. Paul- At the same time on VRBO you've got Doobie right there. He's a VRBO renting his place all the time. Maybe that should be taken down too. **Bernie-** What was that? **Shane-** He's talking about being advertised for rental. He's been able to see it on the internet that my place still shows it's a str. **Darby-** I'm still renting mine as well. Paul- And there's one out on Promontory Point. I was just on Google Map and it popped up so. I know your son's renting it right now? **Shane-** Yeah Paul- Ok. That's good. I was just on there and there's one on Promontory. **Linda-** There's more than one on Promontory. **Dan-** There's three (3) by now, maybe four (4). Regie- You could take the time and do a search of all the properties and see how they pop up as far as Air BnB. **Bernie-** Some are not registered so we don't know those.

#### 11. Director's Comments

1. **Sherry-** Are all of the minutes now approved? Yes
2. **Linda-** I wanted to bring up the recent letter that was received by all of us. If there are any comments or concern about that letter? It was signed by a whole group of people. **Jim-** When did that come around? **Linda-** February 16, 2026 is the date on the letter. **Jim-** It didn't go to everybody. **Dan-** Did it just go to the Board? **Linda-** I sent it. **Jeff-** You did? **Linda-** NO, it went to everybody. Jeff said he hadn't received it. I emailed a copy so that all of us could see it. Have you seen it Dan? **Dan-** I got it by mail. **Linda-** Did you not get one Jim? **Jim-** I've seen it, yes. I thought you were talking about a different one. **Linda-** You didn't get it in the mail? **Jim-** In the mail? No. **Linda-** Interesting. It's the most recent one. **Darby-** I didn't receive it in the mail. I received it after you sent it to Jeff and copied everybody. **Linda-** I heard it was going to everyone. **Bernie-** Maybe they had some bad addresses or something. **Linda-** I don't know how they obtained their mailing list. I wouldn't give it out. **Jeff-** I've lived here for years. My address would be available. **Shane-** Ok, does somebody want to make a motion?

**\*\*Motion to Adjourn- Bernie**                      **Second- Linda**                      **Adjourn- 9:58 AM**

**Next Meeting:** April 11, 2026, North Webster Community Center, **Sroufe Room**, 8:15 AM  
(**Sroufe Room->** up the ramp to the west end of the hall)