

PPA Board Meeting Minutes
April 11, 2026 ~ North Webster Community Center

1. Call to Order ~ **Shane** 8:16 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- ~NP~ Jim Whitehead
 District 3- Vacant District 7- Sherry Doherty
 District 4- Mark Laurent District 8&9- Darby Miller
 District 5- Shannon Therriault NP = Not Present

Guests

- 1.) Jim Bulin D4 3.) Joseph Doherty D7 5.) Paul Erst D6
2.) JW Kompagne D9 4.) Terry Radtke D9

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

A. March 14, 2026 Minutes sent email 3/25/2026

****Motion** to Accept March 14, 2026 Minutes as written- **Bernie**
Second- **Marshall**
Approved

4. Treasurer's Report- **Pat** emailed 4/10/2026

A. As of March 31, 2026

Money Market-	\$	68,340.80
CD (May 2025)-		53,408.96
Checking-		18,229.92
Total Current Assets-	\$	152,851.28
a. Accounting Services-	\$	300.00
b. Legal Fees-	\$	385.00

****Motion** to Accept March 2026 Treasurer's Report - **Sherry**
Second - **Linda**
Approved

B. Dues

- a. Slightly ahead of last year
b. 30 remain out
c. Will send reminders if not received by 4/27 on 5/1 incur \$50 late fee, 2% interest
d. Any not received by 6/13 sent to attorney for collection

C. Apex Survey will be in the vicinity for Buttermilk Bay lift station relocation

D. Budget 2027

- a. Dam maintenance increased to \$18,000- seal Cap cracks, investigate solution
i. **Sherry**- may need more \$\$ if hiring a Dam manager? Yes
ii. **Mark**- use cash opposed to raising Dues? Yes
iii. **Mark**- Paint the building? Shane- Not now
b. CPA to look into any financial updates that may need to happen

****Motion** to approve the 2027 budget as presented by **Pat**- **Sherry**
Second - **Mark**
Approved

5. Lake Maintenance

A. Dam/Levee- **Linda**

- a. Lake level -5.00' (6.00")
- b. **Shane**- How are we looking for summer level? We're not putting the last log in to bring it up to the top of the box where it's supposed to be? **Linda**- the 9" log gives a 3" space to the top of Box. That's where we rode all last summer. **Shane**- We have the capability of putting to the top of the Box where it should be? **Linda**- Yes, a 12" log, not using. - Removed the 9" in the Fall that gave a 12" opening maintained through Winter. Replaced the 9" for the 1st Qtr Inspection 3/30/26, Rain- 3/26-4/8- 5.71". Removed 9" and 2X 6", 24" opening. Depending on weed treatment could let it go to the 12" down or stop it now. Forecast 5 days of rain coming. We were pulling logs in bad weather. **Sherry**- How do you get to the Box? **Linda**- Terry had a mid size tractor with a bucket. They attached the aluminum ramp to the bucket, lowered it to the box and walked out. PPA does not own that equipment. The ramp is actually too short to reach the Box. We improvise. Aluminum extension ladder, carry out and extend to the box, plywood planks slid out. Terry- The loader hung past the sidewalk. Don't you guys have a boat? **Marshall**- That doesn't work. You can't hold a boat out there. It's just a bad design. It should never have been approved. Nobody should be proud of that Box. **Pat**- Is there someone to look for a recommended solution? **Marshall**- We're on it. You want slide gates and a ramp. The Dam did well in the onslaught of rain. Paul and the 2 houses east of him were running their sump pumps. We kept in touch.

B. Wetland-

- a. Too much rain and wind to burn. TriCounty same problem.
- b. Lots of Willow, other invasives- Phragmites, Cattail, Loosestrife etc.

6. Lake- Chemical, Weed Survey, Treatment, Water Testing- **Shane**

Building, PPA Grounds, Harvester, Chemical Boat

Pier Quotes- Boat ramp

A. Tier II Weed Survey 4/27 Aquatic Control, have report back by Monday, will forward to Board

- a. Water temp. 42°

B. Treatment-

- a. Expects to continue shoreline treatment based on Malena's recommendation and how it looks
- b. **Sherry**- Why shoreline & not center? **Shane**- Do you want to have a clean shore or focus on center of Lake? **Sherry**- In the past we asked people to maintain their own shore, out so far, our responsibility. I want to know your thought process. Last year you said there are a lot of older people that can't maintain. I understand. I'm one of those. The center for me was a problem. Because we swim. We use the whole bay. We clean our own beach. We cannot put in weed killer so close to Memorial Day. We can't have what happened last year. That was miserable. You want to clean it so people can use their beaches... I don't have a boat how am I to clean out farther? If we are not using the Harvester there is nothing getting the center clean. **Shane**- Yeah, I don't know. **Sherry**- I don't have a problem using the Harvester. **Shane**- Everybody uses their shoreline to access the water so the PPA owns that access your cutoff is the 1 foot above high water so technically the PPA should be responsible for making everybody's access to the water the same. I don't have an issue getting that done. In the past as treating the Lake as a whole, it didn't do anything for the shorelines. It didn't do anything for the habitat that's why you saw all that, in the last 15-20 years, the encroachment from the shore coming out. Around the Lake you've got grass and invasives coming in because we spot treated in certain bays for the whole Lake. **Sherry**- We own a weed

eater for the center part. I know fragmentation is a bad thing but my contention is that when they kill it there is a lot of fragmentation that comes to the top anyway. On Memorial Day we swam in it. There was a lot of fragmentation. I know everyone says don't do that but we have the opportunity of doing both. In Alysia's bay, over by Terry's, in my bay there are areas that are really bad. Maybe it's a twofold approach. **Shane-** I'm not opposed to using the weed machine. It was just recommended last year. Obviously we don't know the full understanding of that yet and that's the Tier II and the tour around the Lake to see what we're going to do next time. I would feel better for everybody if we stuck with that unless AC comes back and says we should look at something totally different. It worked out great or it didn't work at all. To me it looks great still from last year. I took a tour around and it's looking good. **Darby-** How far out did they treat? **Shane-** It's the drift of the chemicals. **Sherry-** They treated pretty close to the piers. **Shane-** That was the whole intent. **Sherry-** Which was good. **Shane-** It was overall 30 yards from the shore out is what the expected kill zone was going to be. Casting distance from the dock or swimming distance. A lot of people, if they have terrible swimming areas at their beach, anchor in the deep water to swim because the weeds don't grow that tall. Anything that's shallow, 15', the weeds are going to eventually get close to the top. Those places are where the fish want to migrate to. That's structure. That's habitat. **Sherry-** Do we know if the Harvester is good running condition? **Shane-** We put it away in good running condition. **Bernie-** Last year we had that trouble around Memorial Day for the simple reason we had such an abundance of vegetation all around the edges of the Lake used quite a bit of effort to kill that stuff. Basically all those weeds were deteriorating. That's where all the green came from. It spread throughout the Lake. Any of that fragmentation was dead not something that would sprout somewhere else. This year it looks like the Lake is a lot clearer even over by Terry's. There won't be as many weeds to kill. **Shannon-** Does the Tier II include recommendations? **Shane-** Yes and our view as far as my view as President, is we monitor the shoreline to see what needs to be addressed. A lot of those we won't have to treat because we did a good enough job last year. My beach looks great still. It's still early. We'll wait to see what happens. The plan is get the report, see what she says. We'll chat amongst ourselves and see what the best plan is going forward. You'll have my idea what I'd like to do but I can't make all the decisions so either the Board will have to sit behind me and help me or we'll figure out a different plan based on what everybody else thinks needs to happen. **Sherry-** Well I think when you spoke with her you shared your ideas so shoreline is going to be our first. **Shane-** It will boil down to the report and what she says. Where the areas might need to be. I don't foresee us having to do a full shoreline treatment again. **Sherry-** We just need to be able to vote on it. We all know that I don't answer my emails. When you send that out we have to be able to jump on it quickly so we can get it treated well before our main meeting. **Shane-** I get it. Everybody is referencing the water quality from last year. It was a whole pickle of things that put us into that position of changing what we've done for 25 years and getting it done in time. It happened way too late and we swore that wouldn't happen again because we have a better plan and we're ahead of the game. We're right where we need to be and we just need the information. We're right on track to make that happen. **Linda-** It was 40 acres of shoreline, 30 yds out, what you just said. Something we need to be aware of though is that we also treated 18 acres of Starry Stonewort and we also treated Curly Leaf. That's a lot of acreage. I think that you have a misnomer in your own mind about the Fluridone treatment only going into bay areas. That was distributed all the way around the edge of the Lake. The Fluridone disperses into the whole lake.

It's not just treatment of the bay areas. **Shane-** It's not put in around the shore. It's put in in the bays and it's meant to filter out. **Linda-** No. **Terry-** That's how we treated. The perimeter of the Lake. **Linda-** They also did some cross patterns when we upped the gallons and they had more to apply. It wasn't just "put in the bay areas". It was all the way around the Lake. **Pat-** I agree, in the past I saw that the boat went all the way around. The boat did not come in up to the shoreline. I had heard 5' from the piers. Last year I saw them actually spraying almost up to the shore. There was a difference in the the way the two were put in. **Linda-** There is a difference in the way the 2 chemicals work. The Clipper is put in and sinks to the bottom. The Fluridone goes into the water and is dispersed throughout all of the water. **Pat-** It is my understanding when we did Fluridone we did not do Fluridone all the way into the shore. That's all I said. **Linda-** It was not applied at the the shore but as long as there's water there then it's being treated by the Fluridone. **Marshall-** Whatever you decide if it involves Lake level we gotta be a part of that. Up or down. Don't think if you get an email on Sunday and you need to be down it's going to happen just like that. Keep that in mind. **Linda-** We don't want to get rid of water that we could keep ... we also don't want to flood anyone.

- C. Pier Quotes (at the ramp)-
 - a. Loveless & Mohawk are super busy. 30 days for a quote
 - b. Could look into used, then would need installer

7. Bylaws & Amendments

- A. Articles of Incorporation
 - a. Submitted to attorney without changes
- B. Covenants (original Conditions)
 - a. Submitted to the attorney, with only typos corrected

Pat called asked about HOA mandated items 4 or 6? and to see if there was any response, no reply

- C. Dan- Article II- Officers
 - a. Mostly the same words, rearranged for clarity & easier comprehension
 - b. **Pat-** President & Secretary cannot be the same person but more standard that it's the President & Treasurer cannot be the same, all seem to agree it should be- Only the Offices of Secretary and Treasurer may be held at the same time by the same person.
- D. We need to find a more appropriate title for this entire section so as not to be confused with the Articles of Incorporation.

- E. **Marshall-** Are these going to have to voted on by the Members? **Shane-** I would say it does because it's a change to the Bylaws. **Marshall-** Is it crazy to, when they are voting, put in an amendment yes or no about STR? **Shane-** Have you not been to any of these Board meetings? That's what we're working towards, is all of this coming together before... **Marshall-** But we are not doing it. It's been 4 years. We haven't even given a definition to STR by this Board. **Shane-** It hasn't been voted on and approved but we ... **Marshall-** These people need to be able to vote on whether we are going to allow them or not and it needs to be a part of this vote. I know where we're at. I know what's going on. I want to make sure and get that in there. Dan has presented one (amendment) twice. We've been through this a long time ago. We keep going down these rabbit holes. 3 Presidents, 4 years, I want to make sure everybody has that in mind along with all these little changes that we can get that in there. Yes, I've sat in these meetings, I read. I've done it longer than you have. We've got people who want to sue us on both sides of the aisle. I'm tired of being threatened. I'm a volunteer. I've been working my butt off. She's been working her butt off. It's time to get this over with.

- F. **Pat**- Darby & Jeff- Membership, Dan- Officers & the mandatory Indiana HOA Act compliance, Jim & Pat- Board of Directors, Sherry & Linda- Meetings, Pat, Shane, Bernie- Rules & Regulations
- a. **Dan**- *Indiana HOA Act*- There are some numbers that we need to add. It says, “no more than 75% vote to change the Covenants”.
 - i. PPA Articles say 75% to change Articles, a majority of the Membership has to vote. Bylaws are 51% to change.
 - ii. **Pat**- If the State changes these, then do we have to amend or do we add a bylaw that just says PPA must adhere to whatever the mandatory section of the Indiana Code demands? **Bernie**- Whatever Indiana laws dictate. **Pat** would like a new booklet to be printed when all is complete and mailed to each Owner.
 - i. **Dan**- PPA shall comply with applicable provisions of Indiana HOA Act. He will check if the Act states reasonable time or if we can use those words.
 - ii. **Sherry**- 2.2 & 2.3 are already in the PPA documents
 - iii. **Shannon**- Other communities are not mentioning anything about it. Doesn't know if it needs to be included, other than- we comply with any current applicable State ...
 - iv. **Dan**- 2.2 as specified in the Bylaws and as approved in IN state law **Linda**- could be a procedure. **Mark & Dan**- will write the procedure
 - b. **Sherry & Linda**- *Article IV- Meetings*, Special meetings of the PPA shall be called by the President any time (he)... change to (he or she) or (they) also only the business which has (specific) in the notice... change to (been specified) *classify as a typo. Section 1- is one long sentence. End sentence 1 after 'fixed by the President of the Association.' start sentence 2 with 'Notice'. Recommends No changes, only grammatical fixes
 - c. **Pat**- *Article III- Board of Directors*, Sally wanted to change all (shalls) to will. (will) would mean if they don't want to they don't have to, (shall) means these are the things the Directors are responsible for doing. Recommends no change to this section
 - d. **Darby**- *Article I, Membership* he recommends removing the Dollar amounts. Which leaves- each Association Member shall pay annual dues.
 - e. *Article V- Rules and Regulations- Section 1- Shane*-
 - i. A- ??
 - ii. B- No change
 - iii. C- Snowmobiles and motorized, or fuel driven vehicles of any kind are prohibited from being operated upon the waters or frozen surface of the Lake.
 - iv. D- long discussion on- transferring PPA responsibilities to the County, What is a nuisance, Director's responsibilities and Member responsibilities, **Shane**- proposes remove all except 'pollutes the Lake'.
 - v. E- No change
 - vi. F- NO Boathouses will be allowed. (include in G)
 - vii. G- Before constructing or moving a structure on any lot the approval of the Board of Directors must be secured as to type and location. No Boathouses shall be constructed on the the Lakefront.
 - viii. H- recommends removing 'small brush shall be cut on all lots and along roads', leaving 'on PPA property', again discussion about removing PPA authority in exchange for County, **Shannon**- property control needs to be in a Covenant. (ask Snyder legalities of entering someone's property for nuisance management)
 - ix. I- No change
 - x. K- Discussion about what is included in "mobile home"

- xi. L- No change
- xii. M- No change
- xiii. N- No change
- xiv. O- No change

Section 2- No change

f. *Article VI- Amendment of Bylaws*

- i. A- add- either by email or USPS , change to- 30 days in advance
- ii. B- change to email or USPS

There is a resulting conversation about USPS & email, both for sending notices and receiving voting results.

- g. **Marshall-** Is this conversation doing any good for the PPA? Do you realize how ridiculous this sounds? These people have been sitting here for hours and we're just blowin' them off. You have accomplished nothing except for the ones you didn't change. You owe Pat an apology. You should not be talking to her like that in this meeting.
- h. **Pat-** Of the ones we discussed- D is still in contention, not comfortable with, also mailing vs email conditions, changes will go to Snyder for legal approval. Any others not settled? H combination into D. Remove F combine with G
- i. **Shane-** Dan has already proposed the str amendment so that draft was fine originally. **Dan-** The draft says 90 days. The discussion was to limit to 30 days. **Shane-** The state statute is 30 days. **Dan** will send to the Board for review. **Shane-** Marshall made the point, as a Board we still haven't specified what we deem a str. If we are going to draft then we need a definition of a str. It would be the state statute of what Dan's draft is. We need to know what that is to approve that as our definition of what a short term rental is. **Linda-** We actually voted on and determined that we would not use the short term rental language. Because we didn't want to be tied to state laws that are connected to that. The 2/29/24 letter says, temporary accommodations. We wanted it to say transient housing but Dave Hewitt thought that was derogatory. Transient Housing was removed and Temporary Accommodations was used, Temporary Accommodations provided in exchange for monetary gain. **Dan-** recirculate the amendment that was introduced with the change to 30 days. **Linda** can send what you're talking about. Aren't we talking about the same thing?, a short term stay for money. It's the same thing, isn't it? It's called the short term rental act, I think, it says municipalities cannot forbid them and they specifically say that Lake associations can. **Shane-** Well they can't forbid them but they call it restricting. **Dan-** They can ban. **Linda-** The Covenant 3 document that went to Snyder was not intended to ban str or restrict anyone's personal property rights. It was about keeping a temporary person from using the Lake. It wasn't about saying you can't have an str or restricting what you can do on your own property. It was only banning from being on the Lake and transferring fishing privileges. **Dan-** two separate issues. What you can and cannot do with your lot. What you can and cannot do with the Lake. They are different. The amendment in and of itself is to restrict your lot. But there are Covenants that address use of the Lake. I don't believe our attorney has completed his review of all of them. I know we bumped Cov. 3 up to the front but there are others that discuss what can and cannot be done with the Lake. I don't think he's spoken to those yet. **Linda-** He also stated he was under the impression that we were trying to ban str, which would be a rule or restriction pertaining to some one's private property. That's not what it was. It specifically states in that document that this is not banning str or restricting use of private property. **Dan-** My thoughts are let's go forward with both. Let's continue on with the amendment once we've all decided what we want that to be to give to the Membership to vote on and let's continue with our

attorney's review to find out what limitations can be made on Community property, the Lake. I don't understand why it has to be either or. Let's do both. **Mark-** Looking forward to voting, we may want to take some of these bylaw amendments and separate them out into separate votes. The str vote specific to that, the minor language stuff separate. **Pat-** In the past each change would be voted on individually. **Shane-** The Disabilities Act we're still trying to understand how that applies to PPA members and their accessibility. I don't think Snyder has given us a clear definition on any of that stuff yet. **Linda-** I think he did say. **Shane-** Oh, did he? I don't recall him stating that we weren't bound by that. Still need to see if any of that pertains to us as well. What our Bylaws are gonna have to be in accordance with that. Changes added to allow certain things. **Dan-** Isn't our attorney basically going through everything trying to decide if they are viable or legal or what it can or cannot do. There were persons who had another meeting who talked about a specific part of our governing documents that talk about no personal or commercial gain on the Lake and I'd really like to know what his thoughts are on that. **Shannon-** I thought he talked about that at the last meeting. **Pat-** He did and it didn't make sense to me. He kept pulling residential into to it as opposed to commercial. Right now what we are doing is we took Articles and Covenants to him and said, A. based on the law are we good to go with these? As they are written today? Or if they need to be changed what needs to be changed. **Shannon-** You sent the 1974 version plus the original conditions? **Pat-** I sent our current version which was last amended in 2017, which is what's on the website and the original Covenants, which were called Conditions. That's what was decided at the meeting that we would give to him. That's step 1 to establishing PPA's foundation. The next step is take the Bylaws. Your question, is he looking at everything? He's looking at it from that perspective, **Darby-** Piecemeal? **Pat-** Here are PPA Articles, here are PPA Covenants. Next thing Bylaws. **Shane-** It was a lot of this, all over the place. In the timeframe I don't think he could have solved the problem that we were into. He advised, if you want to move forward let's record the Articles as written and let's record the Covenants. **Linda-** as combined. **Shane-** so we can move forward. **Pat-** The question that I asked him when I sent them was, if he doesn't see anything legally wrong with our articles does that need to go to a vote before we file them with the state? Because we have shown through many meetings and many changes in those where they were presented to the Members and they were approved. Whether or not they were recorded if we followed all along and did PPA process where we presented, this is what we want to change, had a vote where they said yes we want to change it then do they need to go for another vote? No answer to that yet. **Shane-** We want legal opinion on that. That is where we are at. We are assuming at this point, those are good, because he stated the Articles were fine, boils down to getting those recorded so we can move on to move forward with the Bylaws. Bylaws are the last thing that we need to work through, the hardest part. Now we are looking at adding amendments and restrictions and things to it. **Linda-** One of the things Snyder did say was, he pulled a recently transferred title and it was all in there. The actual Covenants were not written there but the statement giving the instructions of where to find the lot within the Plat of Papakeechee is what he was referring to. Just by being included in the Plat of Papakeechee means you're in. You don't have to have the Covenants actually printed on your Title. If your title shows your legal description is within the Plat of Papakeechee then you are subject to the PPA. **Shane-** I think his point was to minimize those issues when you're looking for something and that's my understanding of why he wanted to record the Covenants/Conditions with the Articles. Is that right Pat? So they could be looked upon... **Pat-** He kept saying so they could be

looked upon together. **Linda-** My point in saying that here is, we've heard, oh they're not on mine so I'm not affected by that. Something else I heard in the 3/6 recording, but I would like to listen again is what he said about the 100% vote to change a Covenant. He said, because it's not stated anywhere what that percentage is, it implies 100% to change. Over the years we've all heard, it takes 100%. People say, but it doesn't say that and where do you come up with that? **Shane-** What it is, is in the front page of the Presidential statement. **Linda-** But I'm telling you where that comes from, why somebody has that opinion. It's not stated what it takes to change the Covenants therefore it is 100% because it runs with the land. **Shannon-** It says, changes in Conditions of ownership cannot be made except upon consent of each and every property owner. Page 1 1st paragraph. **Bernie-** That's just somebody's opinion. **Linda-** I'm telling you why they have that opinion, because way back when that's how it was. **Dan-** HOA Act does not allow to require more than 75%. **Pat-** Is that in one of the things that PPA is bound by? **Dan-** It says you cannot have more than 75% in order to amend. **Shane-** So you can have a lower number but not a higher number. **Dan-** Yes unless you want to absolve, it's 90%. **Shane-** That needs to be stated in what we're doing going forward so we don't have that misunderstanding of, it's still 100%. It should state in there clearly that it either needs to follow this state Act or if we have a 51% or whatever that is, we need to figure it out and have that in this as well. **Linda-** If ours are 100% because it's implied because there was not a different amount stated somewhere then we want to stay with that. **Sherry-** But if we have to follow the HOA Act... **Linda-** That's what we need to ask Snyder. **Pat-** And do we need to ask Snyder about the ADA Act? **Shane-** If we are bound by that what are those restrictions? We need clarification. **Pat-** In my opinion in working with him, you ask him a question and he often off the top of his head he gives an answer, ok but, is that the answer? We need the answer. **Shane-** These are probably email questions. Verbally he kinda goes around, talks about experiences, this and that, you never get a full answer and then you're waiting for a response and you don't know what you're gonna get unless you specifically say, What is your response to this. **Shane-** Maybe we need to be more, what is your response to... **Sherry-** What is your legal response? **Pat-** We need to get from him what we are asking for before we give him more stuff. **Sherry-** That's what I was saying. I don't want to send anything else. I want to make sure the disability act, do we send it with the Bylaws? **Shane-** I would say, because if we have to make a change in there then that would be the time.

}- Pat will pull Bylaw changes together and send to the Board
 }- Dan has "his part"
 }- Linda, info on transient housing, temporary accommodations and str language
 }- Shannon- Since I wasn't assigned anything, I would like to send an email to you guys within the next week of things I think should be included. Things that are not covered like compensation for Officers, lot's of things are not included. **Shane-** For review?
Dan- I do have examples of Lake communities within Indiana that do provide some things that she's talking about. I'd like to give them to everyone to review. Just to see how other Boards are doing it. How we may want to adopt what they do.

8. New Business-

- A. **Shane-** Board's due diligence to the PPA that we look after Fish and Fish Habitat. Nothing done about stocking Fish or taking care of Fish Structure or putting Structure in the Lake. Sent email from Wes Goldsmith w/Aquatic Control. Which included a sample Fish Study Report.
 - a. Wants to "get something in stone" so successors have a platform built to know what they can do when they come into the position.

- b. "Should be a yearly thing" "certain set percentage of the income from the PPA Members set aside for that specific purpose" "for us to determine what we could afford as an Association" **Bernie**- We could ask for donations.
 - c. "Easily be a good community of people who would want to take control of that as far as how to manage that and to recommend those to the Board to allow them to use the funds set aside for that under the management of a company that does it for a living"
 - i. **Pat**- a study in 2016, nothing done with it **Linda**- The Board's confidence in that wasn't great at the time.
 - d. **Shane**- It doesn't have to be a discussion. It's already in there stating this is what we're gonna do. Here's the guidelines and some boundaries. If it's fish this year and structure or different chemicals for weeds or whatever pertaining to the fish in the Lake. Will get the Board information. Going forward would probably need the approval of the Membership, if it's gonna be permanent.
- B. 2 story Barndominium corner of N. Denzel and E. Circle- Shannon
- a. 2 kitchens 1 up and 1 down
 - b. **Linda**- Is it 2 units? That would go to the discussion about 2 units and dues. Darby- 2 separate meters? **Shane**- It could have a Mother-in-law suite. It's not uncommon to have 2 kitchens now days. If it's 2 separate living quarters and 2 separate meters than that's definitely a rental.

9. Guest Comments

- a. **Shane**- Jodi Clay D1 contacted Shane about being District 1 Director, not able to be here. Wants to introduce herself at the next Board meeting.
- b. JW Compagne- Good idea to accept donations for fish stocking and include as a yearly thing
- c. Joe Doherty D7- plan to opt in to full Indiana HOA Act? 75% to change a Covenant is only in the opt in option. NO, not opting in. **Shane**- recommendation from counsel was to not opt in. There are some mandatory requirements. Snyder said (4) that apply to PPA
- d. Jim Bulin D4- wants to make changes to property, County told him to survey, will come back to the Board about PPA rules, why he's interested in being here. It sure is a mess.
- e. Paul Erst D6- 15' away from the water, Why can't he see the floor of the Lake? It is so murky, clouded in 2' of water can't see where any fish is going to bed. Normally 50-75 fish bedding next to his pier. **Sherry**- Same issue at her house. Lives on same bay as Paul, 6' out on her pier can't see the bottom at all, only a few feet deep. **Mark**- Has a Secchi disk, used to measure clarity. We had these same complaints last year and Malena didn't have an answer. **Paul**- The answer I get is, It's clear at your house. Well, I don't live at your house. I cannot see the floor where the fish are going to be bedding. Last year we had a lot fewer fish bedding then we've had in the past. This is the experience at my end of the Lake. Come take a look and tell me where I'm wrong. **Sherry**- I think Malena needs to look at that. Our bay was heavily treated. Our clarity is just gone. You can see that there is stuff floating in there. **Shane**- Dead vegetation. **Sherry**- My Granddaughter fell in and itched afterward. Only because there was little vegetation stuff (?) in her pants. We have the same concern. **Paul**- Anybody can come by and take a look. I'll gladly show it to you. **Sherry**- Come to my pier. **Paul**- It's been like this since last year.
- f. Terry Radtke D9- Didn't have clarity problem when the weeds were removed with the Harvester. You kill something off in your area what else is it going to do? It just lays on the bottom and rots. I think this is one of our issues you should bring up to your Aqua people. I made the comment last year with the Grandkids, we won't let them go past the

end of the pier because if they go underwater you are not going to find them. You won't be able to see those poor kids laying on the bottom of the Lake. It's the decomposing weeds. We've got \$110,000 dollars worth of equipment in that building. If you're going to kill stuff off get out there and pick it up with the Harvester. We have in front of our house floating in the water this big around, this long that the turtles sun themselves on. It's from all the stuff you killed last year. Linda, thank Marshall for his outburst. It is going on 4 years. str are hitting the news hard this week. I don't know of any str around my house that's been deemed a business. STR, VRBO, Bed n Breakfast, whatever you want to call them, they're a business. They are supposed to be paying taxes to the IRS. If they aren't paying in due time, if the County has a budget to operate on and they exceed the budget the only way to make that up is to raise all of our taxes. I don't think that's right that we have to pay somebody to make extra money on their properties and they're not paying the IRS. That's going to be an issue in the up coming years. If these people don't pay the IRS is that going to be an issue for the PPA? We go back to our Deeds. We bought the property because our property is on a private Lake. Why are we paying dues? I'm one of those people on your list. I have your invoice on my refrigerator because at least the Board is just finally now getting down to doing brass tacks on this stuff. Why four years? Nothing's going to be decided upon until the August meeting again. I hope you've got all the ducks in a row. There are only a few of us at these meetings but I'll be the first one one up on the platform come the Annual meeting.

Shane- In retrospect, to the taxes. What you and a neighbor does is really none of your business. Everybody that is representing a business, I'm sure is paying their taxes. We're sure you pay your taxes. Don't you? Terry- I pay my taxes but I don't have any extra income coming. I'm not making money on my property. **Shane-** To assume that anybody who has a rental property doesn't pay their taxes, that's just an off handed comment that doesn't need to be stated. I mean, it's no different than me stating, did you pay your taxes? It's irrelevant. It's none of your business if he paid his... Terry- Can't I ask if he paid his? **Shane-** No. You shouldn't ask him what he does with his money. That's ridiculous. I wouldn't ask you what you do with your money. If he doesn't pay the IRS, he's breaking the law. **Shane-** That's between him and the IRS, not between him and you or you and the Board about what he does. I have no retrospect of what we are doing here as the Board. I think, 4 years, it's taken that long because it's complicated. I just got here and I haven't got 2 years in and I feel like we're movin' through this. There's a lot of bitchin', a lot of fightin', but we're gettin' somewhere. Like I said I was gonna do. I've went above and beyond what I felt I should have to do as President to be bipartisan and I didn't have to do that. I did it to be respectful of everybody in the PPA. I'd ask for everybody else to try to do the same. Terry- It's your job. **Shane-** No. What my job is, is to be President. What I do in my personal life isn't part of that. There's a separation there and I took it upon myself to be a bigger person and I ask everybody else to do the same thing. It takes a whole lotta effort for everybody to sit up here and have a couple people show up every month and bitch and degrade. Everybody who sits on this Board... Terry- We're not degrading. We want to see something done. **Shane-** What do you think we're doing? Do you think we come here and sit at this Board and do nothing for 4 years? You sit there and complain that we do nothing for 4 years. That's not degrading? You think these people want to come here and sit up here on a Saturday and deal with that? No, they have enough between what we do trying to appease the PPA Members for the job that we took... Terry- We're sitting here listening... **Shane-** That's enough in itself and to have the residents come and complain that we don't do enough is ridiculous. I have had to sit through 7 executive

sessions, since I took office, on short term rentals, only short term rental discussion so we could get something done and yet since then, you do nothing. You kick it down the road. You guys don't do sh*t. I'm tired of it. We're gonna do something. Terry- What is it between the lines that you just won't come out and say the things you want to say?

Shane- What do you mean? Terry- That's why Marshall got up and left. **Shane-** Read between the lines of what? Explain. Terry- The way you guys go back and forth.

Shane- About what? Terry- We don't know what's goin' on. You should be a little more out in the open and ... **Shane-** Transparency. We gotta be understanding of what it is we're doing before we can be transparent. Want us to start from day 1 and spread a bunch of papers around on a lot of stuff you can't do because we didn't understand what it was we were trying to do? That only adds more chaos and you gotta go back and fix the chaos because now you look like an idiot. Terry- I guess we'll find out in August, Won't we? **Shane-** I'm not gonna guarantee you'll find out in August. It's not that easy. Terry- Ok. Linda I hope this gets put in the minutes. I'd appreciate it. **Shane-** I don't know why it wouldn't be. I have nothing to hide here. I appreciate everybody taking the time to come sit at this Board in front of these people and try to do something and going forward. I appreciate that, I do.

- g. Joe Doherty D7- Regardless of your feelings on str, the income is reported from str companies to the federal government. As far as tax collection I think it's fair to say that's not relevant. It's just none of our business... **Shane-** and again, if people would just focus on taking care of their selves and helping their neighbors and not the blatant overreach of everybody in the PPA and what they're doing it would be a much more peaceful environment.
10. Director's Comments
- a. **Sherry-** Pow Wow? **Bernie-** Waiting on input. **Sherry-** The Member letter? We were going to send out a Member's letter or just in the Pow Wow? **Shane-** We discussed it should be separate because it's pertaining to, more in depth than general conversation. I already stated in my Presidential address, you will be getting a letter from the Board of Directors. **Sherry-** No longer have a Jeff, how do we go about looking?, again. **Shane-** I don't know. It doesn't hurt for us to fire off another email. There's not enough people that want to do it because they see what this is. **Darby-** In the back row. **Shane-** He never volunteered. JW- Perhaps.
 - b. **Pat-** I can provide you (Shane) Members in District 3 so you can reach out to see if anyone is interested. If not we wait until next year. Ebetino's will not attend the June meeting.
 - c. **Shane-** We may need to look outside for a Dam Manager. **Sherry-** Then we have to look at the budget again.
 - d. **Linda-** I won't be here for 4 or 5 days in June. Someone will need to be responsible for Dam things.
 - e. **Bernie-** Apologizes to Pat and anybody else he offended.

****Motion to Adjourn-** Shannon Second- Sherry Adjourn- 11:46 AM

Next Meeting: May 9, 2026, 8:15 AM PPA Building