

PPA Board Meeting Minutes September 12, 2026 PPA Building

Call to Order – Shane 8:15AM

Shane welcomed new board members and introduced new guidelines for guest speakers. New Policy: Guest comments will be limited to two minutes at the designated guest section at the end of Board meetings. The President will make the decision if more time is needed for guest to speak. Guests will be asked to provide name, address and district.

Roll Call	President – Shane Wallace	Vice President - Dan Connell
	Treasurer – Pat Ebetino	Secretary – Rebecca Smith
	District 1 – Jody Clay	District 2 – Bernie Ebetino
	District 3 – Vacant	District 4 – Mark Laurent
	District 5 – Shannon Therriault	District 5a – Vacant
	District 6 – Not present for role call (arrived at 8:22am) Dan Mikolajczak	
	District – 7 Not Present	District 8 & 9 – JW Kompagne

Guests Paul Erst District 4, Diane Tulloh District 4, Jon Korejwa District 6, Mac Hedges District 2

Secretary Report: July meeting minutes were received late, allowing limited time for review.

MOTION: Pat: Postpone approval of the July meeting minutes until the October meeting. 2nd by Dan C. Motion passed.

Treasurer Report:

July 2026	Lake City Bank	\$1,040.72
	Money Market	\$68,647.40
	CD	\$55,362.90
	Total Current Assets	\$125,716.46

Major Expenses	Bldg Maintenance, mowing, and new pier	\$4,238.56
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Aug. 2026	Lake City Checking	\$ 3,825.90
	Money Market	\$28,647.40
	CD	\$55,362.90
	Total Current Assets	\$88,514.95

Major Expenses	Starry Stonewort Treatment	\$20,155.00
	Chemical Boat Repair	\$ 2,299.28

Shane made an inquiry concerning the Dam Operator & Maintenance account for July and August. Pat indicated she would follow up after the meeting.

MOTION: Mark: Move to accept Treasurer's Report for July and August, 2nd by Dan C.

Motion Passed

- Delinquent Accounts: Three unpaid accounts have been turned over to an attorney, who sent a 30-day notice for payment.
- Safety Deposit Box: Discussed closing of safety deposit box that costs \$45 per year. Items in box: Articles of Incorporation, Quit Claim Deeds, Egress and Drainage Easement, Warranty Deeds, and Resident Agreements). Items could be moved to fireproof safe at the PPA building. All documents are recorded with the county or digitized.

MOTION: Shannon: I make a motion to close the safety deposit box at the bank. 2nd by Pat

Motion passed. Pat: All items in the safety deposit box will be moved to the fireproof safe in PPA building. A key to the firebox will be given to the president and secretary.

- 1099 Form Issuance: Discussed when to provide 1099 forms. Board discussed if it would be good practice to provide a 1099 form whenever payment is made – even though it may be under the \$2,000 threshold. Pat will consult with a CPA at year-end to make final determination.

Lake Maintenance Report

- Dam Management: Dan Connell shadowed previous dam manager and volunteered to head up a group of residents to perform required weekly (not daily) walk through with readings and additional tasks as required. Dan will update the current plan for dam inspection at the October meeting. The association's plan was discussed. It includes weekly and quarterly tasks/inspections (lake levels, rainfall, outlet flow) and quarterly tasks (toe drain seepage, slope stability), which are more frequent than the state's minimum biannual engineering inspection (next due May 2027). This group will manage the tow drain flushing scheduled for September 2026. Once this group is acclimated, they should review all plans and make recommended revisions.
- The current manual method of reading water levels is difficult. The group discussed possibly using a digital meter or sensor system.
- Extreme Weather Operations: The dam is designed with about 2 feet of freeboard and a spillway for overflow. However, there is a need to identify personnel authorized to adjust stop logs during extreme weather, as some members are unfamiliar with the control box. Bernie stated the dam was built to withstand a hundred-year flood.
- Catwalk and Hoist Proposal: Shane discussed installing a permanent, fenced, and removable catwalk with a manual hoist over the drop box to improve safety and ease of handling stop logs. Rough drawings and quotes will be sought, with the goal of

presenting a plan at the next board meeting. Bernie questioned if an engineer should approve any plan.

Lake Chemical, Weed Study, Treatment & Water Testing

- Wetlands Maintenance: Shane proposed bush hogging overgrown areas surrounding the wetlands.

MOTION: Shane: I move to approve a \$450 expense for bushhogging the wetlands.

Discussion: Bernie clarified only the area immediately surrounding the wetlands. New

motion: Pat: Spend \$450 to bush hog the area around the wetlands. 2nd by Mark

Motion passed.

A spring burn, tree removal and clean-up of mitigated ponds will be discussed next spring. It was noted that state regulations do not require wetlands maintenance but do restrict filling wetlands or haphazardly removing certain vegetation.

- Chemical Weed Treatment: Planned emergent and submergent spot treatments have been delayed by weather but will be rescheduled. Treatments (guided by professionally completed plant studies) will focus on lily pad overgrowth and invasive grasses in targeted areas. Shane mentioned that if members do not want their immediate area treated, they should let him know.
- Vegetation Management: Lily pads, which spread from Flat Belly Dam, are a primary concern. It was clarified that native plants (like lily pads and cattails) can be invasive, just like non-native species. Mark asked about residents treating their own area for lily pads. Residents may pull up lily pads by roots, but Board agreed that any treating should be done by professionals. Members may request professional treatment.
- Equipment and Debris Removal: Shane would like to use the paddle boat to cut a tree on the island that's about to fall (with permission) and remove a long-abandoned swim dock in his bay. Debris will be pulled up at the PPA building - ensuring the boat ramp remains accessible.
- Seasonal Dock Removal: A tentative plan was made to remove the common dock at the PPA building around the end of October, with prior email notification to residents.
- Brush and Ditch Maintenance: Mark brought up removing the overgrowth along Holiday Lane. Some of the area at Holiday Lane is private. The ditch needs to be cleaned up to prevent clogging of the creek. Shane also mentioned the Flat Belly

Dam fence line needs clearing. Shane mentioned a committee. Mark indicated there may be too much for residents to do. No decision was made.

- **Water Clarity and Erosion:** A guest commented on poor water clarity. The board discussed resuming Secchi disk clarity tests, as historical data exists up to 2014 but has not been updated. Shoreline erosion was observed on one property, and it was recommended that erosion control mats be installed to comply with county ordinances. Secchi readings and other water quality data from the Indiana Clean Lakes Program are available on the INCLP website.

Short Term Rental Discussion (legal counsel advised) & HOA 2026 Changes

- **HOA Act Applicability:** The board discussed which mandatory provisions of the new HOA Act (effective July 1, 2026) apply to PPA. Mark shared his research regarding which new rules apply. The board has a meeting with their attorney on Friday, September 18 and will gather additional information. Shannon shared the information she had researched and asked the board to get clarification.
- **Bylaw Revisions:** Shane indicated that the process of reviewing our governing documents for clarity and enforceability is ongoing. The board will await legal guidance before proceeding.
- **Meeting Schedule:** The board discussed and decided to maintain its schedule of meetings on the second Saturday of each month, skipping December. Whether or not there is a January meeting will be discussed later. Meeting dates and agendas will be posted on the website.

Old Business

- **Stocking of Lake:** Shane mentioned one of his goals was to use some of the dues and get back to stocking the lake and taking care of the quality of fish that are in the lake for generations to come.

New Business

- **Resident Communication:** Plant and fish studies will be emailed to residents per sign-up sheets available at the 2026 annual meeting. For mass emails, BCC will be used to protect privacy.
- Pat will send a list of residents to respective district reps with Shane, Dan and Becky receiving the complete list of residents.

Guest Comments

- Concern over lake quality, clarity and dam level. Paul Erst- District 6 has been keeping track of lake levels and very concerned with flooding when water exceeds box, causing 3 houses to flood. He is willing to share readings with the board. Shane responded to his concerns: He has not received any complaints on the lake clarity. Also, he stated when the lake is treated, water clarity is affected by treatments.

Director Comments

- Mark asked about Secchi readings without Lapsi? Diane Tulloh-District 4 shared these reports are on Indiana Clean Lakes website.
- Asking Resident Request Process: Pat asked to add a comment. She suggested that members propose projects prepare recommendations with cost estimates.
- Shane suggested to Diane Tulloh and all residents to use erosion matting or netting when working on rock walls at the lake.
- Mark will follow up with internet access and painting the PPA doors.
- Meeting Adjournment

MOTION to adjourn Shane; 2nd by Mark. Meeting adjourned at 10:17AM.

Next meeting on October 10,2026 at 8:15AM

FOLLOW-UP ITEMS

- [Pat] to close the safety deposit box account and transfer its contents to the fireproof safe.
- [Pat] will consult with a CPA at year-end regarding the policy for issuing 1099 forms.
- [Pat] to send the last annual inspection report and the engineer's recommendations to all board members.
- [Dan C] talk with residents forming a committee and taking on weekly readings and will perform the tow drain flushing in September. Dan will update at the next board meeting.
- [Dan M] to report findings regarding digital monitoring system.
- (Shane) Develop and submit rough drawings for a catwalk and hoist; obtain quotes.
- Execute approved bush hogging of the area surrounding the wetlands for \$450.

- Schedule a spring burn and plan for selective tree removal in/near wetlands in spring 2027.
- Email residents with the planned seasonal dock removal date (target: end of October).
- (Bernie) Post meeting dates and agendas on the website.
- (Beky) Distribute weed and fish study information via BCC to the sign-up list.
- (Pat) Compile and share district resident lists, verifying email addresses.
- (Shane) Follow up with Wes (Aquatic Control) on the fish report and share recommendations.
- (Mark) Obtain and integrate recent water clarity data into the existing spreadsheet.
- Include public comment policy on all future agendas.
- Dam maintenance tasks need to be clearly defined, including responsible parties. Current plans need to be reviewed and updated as needed – including extreme weather plan.