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Board Meeting Minutes

Patton Park, Inc.
Board of Directors Meeting Minutes
Date: Saturday September 19th, 2026, **Time:** 9:00 am
Location: Patton Park Clubhouse

1. Call to Order and Quorum

The meeting was called to order by the President Rob Knight.

The following directors or attendees were identified as present: Amber, Mark, Brad, Jack, J., Tim, and the President. JD was absent. A quorum was confirmed.

The President stated that the meeting would address several matters affecting Patton Park, Inc., including short-term rentals ("STRs"), enforcement of lake and community rules, pending legal consultation, revisions to governing documents, and broader property-maintenance concerns.

2. STR Complaint and Rule Enforcement

The President reported receiving a complaint concerning the launch of a boat from a dock associated with an STR property. The complaint indicated that an individual believed an STR guest may have been launching a boat onto the lake without authorization.

The President contacted the STR operator/property representative to determine whether the boat belonged to the owner and whether it displayed the required Patton Park boat sticker. The operator responded that the boat was his and stated that, if necessary, he would obtain a sticker.

The Board discussed the following existing and proposed expectations:

- Boats placed on or launched into the lake must comply with Patton Park rules, including any applicable sticker or registration requirement.
- STR guests do not independently obtain rights to launch boats, use common areas, or otherwise exercise owner privileges beyond those expressly permitted by Patton Park rules.
- Owners who operate or manage STRs are responsible for ensuring that their renters, guests, vendors, and invitees comply with all applicable rules, restrictions, and fees.
- The Board should ensure that any rule addressing unauthorized lake use applies consistently to all watercraft, including boats, kayaks, canoes, paddle craft, sailboats, and similar equipment.
- The Board should consider whether unauthorized launching or use of common property should be treated as a trespass or rule-enforcement matter, subject to a meaningful fine or fee.

Several attendees expressed support for imposing a significant fee for unauthorized boat launches or unauthorized use of lake facilities. Discussion centered on whether a $500 fee, or another sufficiently meaningful amount to deter violations, would be appropriate.

No final fine amount was adopted during the discussion reflected in the transcription. The Board agreed that the matter should be reviewed with legal counsel before a final enforcement policy is adopted.

3. Communications With STR Operator

The President informed the Board that he had exchanged text messages with an STR operator, identified in the discussion as Aaron McGee, concerning the boat-launch complaint and compliance with Patton Park rules.

The President reported that the correspondence became contentious after he requested confirmation that the boat complied with the community's sticker requirement and that STR guests were being advised of applicable rules. The operator reportedly disputed the complaint,

challenged the President's authority, asserted that his STR operations predated current rules, and referenced possible legal action against Patton Park, Inc.

The Board discussed the importance of the following:

- Maintaining professional and fact-based communications with members, property owners, and STR operators.
- Preserving written communications, complaints, photographs, and related documentation in anticipation of possible legal review or future enforcement proceedings.
- Avoiding unnecessary escalation while consistently enforcing duly adopted rules.
- Directing communications regarding potentially disputed legal issues through counsel, where appropriate.
- Maintaining confidentiality of the dispute while it is under review.

The President reported that relevant communications had been forwarded to the Association's attorney for review.

The Board did not vote to take disciplinary action against the STR operator during this meeting. The Board agreed that any potential action should follow review of the governing documents, applicable law, procedural requirements, and counsel's recommendations.

4. Request to sell 6 acres of land to a landowner not in the Patton Park community

The President presented to the Board a request to purchase 6 acres off Templin Road. This land is part of parcel #55-08-11-100-002-000-014. The only reason for the Board to be willing to sell property would be that the proceeds would be used to improve the Spillway/Docks near the Clubhouse. The buyer wants to carve out six acres of this 18.5-acre parcel and have us sell it to him. He currently must drive on PPI Inc land to get to his land and house. The potential buyer Carter J. Holzer, has met with the President and Treasurer Amber Himelick. The President has reached out to contact a Real Estate Agent for services. The president clearly pointed out that no contracts have been signed, or any negotiations have been completed. The Board voted unanimously in the affirmative to start due diligence on fair market value and to secure an Agent. No finalization of sales will be made until the Board votes to accept the offer (if any).

5. Legal Review of STR Authority and Grandfathering

The Board discussed the legal status of existing STR operations within Patton Park and the extent to which prior permissions, practices, or purported "grandfathered" rights may be enforceable.

The President referenced Indiana law addressing short-term rentals and stated that, while state law may limit the ability of certain governmental entities to restrict STRs, the law appears to preserve the enforceability of properly enacted property-use restrictions adopted by homeowners associations, condominium associations, lake-owner associations, and similar private property-owner organizations.

The Board discussed the following issues for legal counsel's review:

- Whether Patton Park, Inc. has authority under its governing documents and applicable Indiana law to regulate, condition, restrict, or prohibit STR activity.
- Whether prior STR operations were properly approved under the governing documents in effect at the time.
- Whether any asserted "grandfathered" STR rights are valid, enforceable, transferable, or limited to existing STR operations.
- Whether claimed future rights to establish additional STRs on undeveloped or non-STR property were ever validly granted.
- Whether prior Board actions relating to STRs were validly approved and adequately documented.
- Whether an owner's alleged length of operation creates any legal right that would override Patton Park's governing documents or duly adopted restrictions.
- Whether owners who operate STRs may be required to obtain acknowledgments from renters and guests confirming compliance with Patton Park rules.

The President stated that he had reviewed documents related to alleged future STR rights and believed that at least one document did not constitute final Board approval. The Board agreed that the attorney should review the documents and provide an opinion before the Board takes further action.

6. Meeting With Legal Counsel

The President and Amber reported that they were scheduled to meet with legal counsel on Wednesday afternoon. The purpose of the meeting is to obtain legal advice concerning:

- STR regulations and enforcement authority.
- Existing grandfathering claims.
- Potential revision or removal of disputed provisions in current STR rules.
- Appropriate procedures for imposing fines, suspending privileges, or otherwise enforcing rules.

- The Board's authority regarding member misconduct, threats, litigation-related communications, and potential expulsion or suspension of membership rights.
- Recommended revisions to the bylaws, rules, and regulations.

The Board agreed that the legal consultation should focus on creating legally sound, consistently enforceable rules for the entire community rather than solely responding to one individual dispute.

The President stated that he would report counsel's recommendations to the Board after the meeting.

7. Bylaws and Rules Revision

The Board discussed the need for a comprehensive review and revision of Patton Park's governing documents.

It was noted that the bylaws permit formal revision on a 24-month cycle and that the next revision period is expected to occur approximately by June of the following year. The Board expressed interest in using the remaining time to prepare updated, consistent, and legally defensible bylaws and rules.

Potential revision topics included:

- STR registration, approval, grandfathering, management, and enforcement.
- Guests and renters have access to common areas and lake facilities.
- Boat stickers, boat launching, watercraft restrictions, and lake-use requirements.
- Parking limits and vehicle restrictions.
- Quiet hours and guest conduct.
- Owner responsibility for guests, renters, contractors, and invitees.
- Fines and enforcement procedures for rule violations.
- Property maintenance standards.
- Procedures for Board discipline, removal, suspension, or expulsion of members or directors.
- Clarification of the corporation's status and use of terminology such as "association," "lake association," and "corporation."

- Alignment of governing documents with Indiana law and the corporation's historical legal structure.

The Board also discussed the need to distinguish between:

1. A member's ownership of private property;
2. A member's rights and privileges within Patton Park, Inc.; and
3. A renter's or guest's limited access to common areas and amenities.

The consensus of the discussion was that ownership rights do not automatically authorize renters or guests to disregard Patton Park rules, access restrictions, boat requirements, or other community standards.

8. Potential Member Discipline and Due Process

The Board discussed provisions in the bylaws that may permit removal, expulsion, suspension, or other discipline of members for misconduct, subject to the requirements of the governing documents and applicable Indiana law.

The discussion included whether threatening communications directed at Patton Park, Inc., the Board, or individual Board members could constitute misconduct sufficient to support disciplinary action.

The Board recognized that:

- Any action affecting a member's rights must follow proper notice, hearing, voting, and due process procedures.
- The Board should not make disciplinary decisions without legal advice.
- The Board's enforcement authority should be applied uniformly and should not be based on personal disagreements.
- A distinction should be made between routine disagreements, isolated inappropriate comments, serious threats, repeated noncompliance, criminal conduct, financial misconduct, and conduct materially harmful to the corporation or community.

The Board also discussed possible future bylaw revisions concerning removal of directors and the duration of any disqualification from future Board service. Members discussed whether permanent disqualification should be limited to serious circumstances, such as fraud, theft, election misconduct, or other criminal or fiduciary misconduct, while lesser conduct might warrant a temporary restriction.

No action was taken on this issue pending legal review and future by-law revision work.

9. Property Maintenance and Community Standards

The Board discussed concerns regarding deteriorated, neglected, or potentially unsafe properties in the community. Concerns included tall weeds, possible pest and snake issues, abandoned or deteriorated structures, and properties requiring maintenance.

The Board discussed the following potential actions:

- Conducting or updating a community-wide property-condition inventory.
- Identifying properties that may require maintenance notices or compliance letters.
- Reviewing existing bylaws and rules addressing property maintenance.
- Establish a consistent written notice process before imposing any enforcement action.
- Exploring whether a community improvement, property-maintenance, or betterment committee should be established.
- Ensuring that enforcement standards are based on adopted rules and are applied fairly throughout Patton Park.

Tim was noted as having previously conducted or assisted with an informal review of property conditions around the lake. The Board discussed the potential value of updating that inventory.

10. Community Governance and Organizational Clarity

The Board discussed concerns about historical governance practices, prior Board actions, and uncertainty regarding the authority of former officers or directors.

Participants emphasized the importance of moving forward with a unified Board, clear procedures, accurate records, legal compliance, and consistent enforcement.

The Board discussed the following principles:

- Patton Park, Inc. is a corporation governed by its corporate documents, bylaws, Board actions, and applicable Indiana law.
- Terms used in historical documents, including "association" or "lake association," should be reviewed to ensure they accurately reflect the corporation's legal structure and authority.
- Past governance practices should be evaluated as necessary, but the Board's immediate priority should be to establish sound policies and procedures going forward.
- Community volunteers and committees may assist with improvement efforts, provided they operate within a clear structure authorized by the Board.

11. Other Lake-Use Concerns

The Board briefly discussed reports of buoys or barriers placed across portions of the lake or near coves. Questions were raised regarding whether individuals may place buoys, tether lines, or otherwise restrict use of lake areas without Board authorization.

The discussion indicated that lake-use controls, barriers, anchoring, tethering, and similar restrictions should be addressed in the rules and reviewed with counsel as appropriate.

The Board did not take formal action on this matter during the portion of the meeting reflected in the transcript.

12. Action Items

The following follow-up items were identified:

Action Item	Responsible Party	Status / Target
Meet with legal counsel regarding STRs, enforcement authority, grandfathering claims, membership discipline, and bylaw revisions	President and Amber	Scheduled for Wednesday afternoon
Provide legal counsel with relevant text messages, complaints, photos, and documents concerning STR and boat-launch issues	President / Amber	In progress
Obtain legal advice regarding fines or fees for unauthorized boat launching and lake use	President and Amber, with counsel	Pending legal review
Review claimed documentation supporting existing or future STR rights	Legal Council and Board	Pending
Prepare proposed STR rules and enforcement procedures for Board consideration	Board / designated committee / counsel	Pending

Action Item	Responsible Party	Status / Target
Begin comprehensive review of bylaws and rules in preparation for the next formal revision cycle	Board	Ongoing; target approximately June
Consider establishing a property-maintenance inventory and written notice process	Board / potential committee	Pending
Review rules concerning buoys, tethering, barriers, and exclusive use of lake areas	Board and legal counsel	Pending
Maintain confidentiality regarding the active STR dispute until the Board receives legal advice	All Board members	Ongoing

Adjournment Time: 12:00 PM

Certification

These minutes were prepared from the available meeting transcription and are subject to review, correction, and approval by the Board of Directors.

Submitted by: Robert M. K

Transcription and minutes provided by Rob Knight, President of the Board of Directors due to the resignation of the Secretary.

Date Prepared: September 23, 2026

Approved by the Board on: October 2026 Board Meeting 10/17/2026