**Patton Park Inc.**

**Minutes of the Board Meeting**

**Date:** July 18, 2026
**Location:** Patton Park Clubhouse, 4410 Lower Patton Park Road, Martinsville In. 46151

**Call to Order and Quorum**

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

Board members present included was President, Rob Knight, Tim West, Mark Holdgrafer, Treasurer, Amber Himelick. A quorum was established, with four Board members present due to the resignation of Secretary Jaquie Truax and Jeff Richards leaving only 7 Board members.

The Rob Knight welcomed attendees and stated that members would be given an opportunity during the meeting to raise concerns, comments, or suggestions regarding the lake and Association matters.

**Treasurer's Report**

Amber presented the Treasurer's Report for May and June.

For **May**, the Association reported membership-dues receipts of $530.93 and check-account interest of approximately $0.46. Major expenses included caretaker-house repairs and supplies, fuel, property insurance, property taxes, security/alarm monitoring, utilities,

office supplies, telephone, and reimbursements for lake-related repairs and materials. Total May expenses were reported as $5,474.05.

As of the meeting date, Patton Park Inc.'s account balances were reported as follows:

| Account | Balance |
|---|---|
| Checking Account | $22,615.45 |
| Savings Account | $22,442.08 |

The Treasurer also reported receipt of a check for $2,286.00 from the title company in connection with delinquent assessments owed by Sherman Sagner upon the sale of property.

For **June**, membership dues and related receipts totaled $517.90, and savings-account interest totaled $158.80. Significant caretaker-house repairs were necessary, including flooring, a water heater, plumbing repairs, and replacement of a cracked toilet. Caretaker-house repair-related expenditures totaled approximately $3,653.60.

The Treasurer reported that on the fourth of July event expenses totaled $2,044.15 for fireworks, food, and related supplies. Donations, raffle proceeds, and T-shirt sales totaled $984.92, resulting in a net Association cost of approximately $1,059.23 for the event.

The Treasurer noted that the current QuickBooks setup is difficult to interpret and will be reviewed and improved to provide clearer financial reporting. Discussion also occurred regarding property-tax assessments and the possibility of combining parcels or otherwise addressing tax classifications to reduce future property-tax obligations.

**Approval of Prior Minutes**

The Board reviewed the minutes of the March 7 Board meeting. Upon motion duly made and seconded, the Board approved the March 7 meeting minutes as written. The minutes will remain posted on the Association website.

**Caretaker Update**

The Board reported that substantial work has been completed at the caretaker residence, including flooring, painting, plumbing, and bathroom repairs. Additional work remains, including certain utility-line work and trim installation.

The Board introduced Rick as the incoming caretaker. Rick is in the process of moving into the caretaker residence and will assist with the maintenance and day-to-day oversight of

Patton Park facilities and grounds. The Board welcomed Rick and expressed appreciation for his willingness to serve the community.

The Board also discussed storage and operational needs for the caretaker, including use of garage space for maintenance equipment, tools, lawn equipment, and a personal camper. The Board indicated that reasonable storage of equipment necessary for caretaker duties would be permitted, provided the facilities remain secure.

**Fourth of July Event and Clubhouse Rentals**

The Board reported that the Fourth of July celebration was well attended and successful despite weather-related delays. The fireworks display was postponed and successfully completed the following Saturday. The Board recognized Jack Price and Casey Richter for coordinating the fireworks display.

The Board discussed continuing community events and developing additional traditions, including a possible fall festival, fishing tournament, or other community gatherings.

The Board noted that clubhouse rentals have increased. The current member rental rate was discussed as $100, with higher rates applicable to nonmembers. The Board will review rental rates for the following year and will provide reasons for any proposed changes before implementation.

New grills, including a Blackstone grill and charcoal grill, have been obtained for community use. Members were encouraged to use and care for the equipment.

**Proposed Short-Term Rental Rules**

The Chair presented proposed revisions to rules governing short-term rentals ("STRs") within Patton Park. The Board discussed the need for clearer enforcement, protection of common areas, parking controls, and accountability by owners for the conduct of rental guests.

The following proposed provisions were discussed:

1. STR owners must remain current on all Association dues and assessments to retain grandfathered STR status.
2. Nonmembers and non-associate members may not launch privately owned boats at Patton Park. Rental guests may fish, swim, or use a boat belonging to the property owner or a member only as permitted by Association rules.
3. Each STR rental would be subject to a daily lake-use fee. The proposed amount was $15 per day, although the Board discussed whether a higher fee like $25.00 per day

may be appropriate. The fee would be collected by the STR owner and remitted to the Association monthly.

4. STR rental agreements must incorporate applicable Patton Park rules, including quiet hours and restrictions on excessive noise, parties, and improper lake use.
5. STR owners must provide clear parking limitations in their rental listings and agreements. Guests may not park on non-STR driveways, easements, roadways, or other private property.
6. STR owners will be responsible for damages caused by their guests to Association property, common areas, easements, roads, docks, or other facilities. The Association may invoice the owner for repair costs.
7. A transfer of ownership of an STR property will result in the revocation of that property's grandfathered STR status.
8. The Board discussed removing the current provision that revokes STR grandfathered status solely because an owner changes property-management companies. The Board expressed concern that the existing provision may be unfair to property owners and may appear self-serving.
9. Repeated or willful violations of STR rules may result in enforcement action, including revocation of grandfathered STR status, subject to applicable governing documents and legal requirements.
10. The Board discussed previously purported "future" STR rights granted in connection with a property transaction. The Board's position is that future STR rights are not legally supportable under grandfathering principles. Existing, lawful STR operations may be grandfathered; however, future STR rights for properties not currently operating as STRs will not be recognized.

The Board will finalize the proposed STR rules, review the daily lake-use fee, obtain counsel as appropriate, and provide notice to affected STR owners.

**Governance and Prior Administration**

The Board discussed concerns regarding actions taken by prior Association leadership, including alleged unauthorized arrangements related to STR use, boat stickers, Association finances, and property management.

The Board discussed whether to pursue legal action concerning prior conduct. After discussion, the Board expressed the view that it is preferable to focus Association

resources on improving operations and creating clear protections for the future rather than incurring substantial legal fees to pursue past matters where recovery may be uncertain.

The Board discussed adding a bylaw provision addressing officer or director misconduct, misuse of Association funds, or similar conduct to protect the Association in the future. The Board will consider proposed language during its governing-document review.

The Board reported that the Association's bylaws and governing documents have been submitted to legal counsel for review and recommendations.

**Gate, Security, and Public Access**

The Board discussed ongoing issues with the entrance gate. Repairing and reprogramming of the electronic gate system may cost several thousand dollars. The Board will obtain additional information and estimates before deciding.

The Board discussed the role of the caretaker and whether the current gate system remains necessary. The Board also discussed security-camera access and agreed that appropriate Board representatives should have access to the camera system.

The Board further discussed the Association's status as a 501(c)(4) organization and the need to provide periodic public-access or public-benefit opportunities. The Board stated that the Association may hold limited public events, water-safety programming, youth activities, or similar activities several times per year to support compliance and community-benefit objectives. Collaborations with local safety organizations, Scouts, youth groups, and public-safety instructors were discussed.

**Dam and Grounds Maintenance**

The Board discussed concerns regarding vegetation and weeds on the dam and spillway. The Board reported that work-release inmates are scheduled to assist with ground maintenance on Saturdays. The Board also discussed engaging the caretaker in mowing and maintenance of the dam area.

Mark reported on work performed to repair or stabilize a hole or damaged area near the spillway using a natural earth product. The repairs appear stable, although the Board will continue to monitor the area.

The Board discussed the need to remove fallen trees and other hazards from the lake, particularly those that may create safety risks for swimmers and boaters. The Board intends to inspect available boats, including a pontoon boat, and prepare equipment to assist with lake cleanup and maintenance.

**Board Elections**

The Board discussed the upcoming September election. The Board noted that positions became open due to the resignations of Jackie, Secretary, and Jeff Richards. Mark's current term is also expiring because he filled the remainder of a prior Board member's term. Brad's position is likewise due to election.

The Board anticipates that four Board positions will be on the ballot:

| Position/Area | Status |
|---|---|
| Mark's Position | Up for election |
| Brad's Position | Up for election |
| Jackie's Former Position | Vacant due to resignation |
| Jeff Richards' Former Position | Vacant due to resignation |

The Chair nominated Mark to continue serving on the Board. The nomination was second.

The Board will send nomination materials to members within approximately 30 days. Ballots will subsequently be mailed to members. Ballots may also be delivered in person on the election date.

The Board stated that ballots will remain unopened until the election meeting and will be opened publicly in the presence of interested members. Ballots will be retained for at least two years.

The Board discussed geographic representation and the need for nominees from the North, South, and Center sections of Patton Park. The Board may appoint members at large for one-year terms if necessary to fill vacancies or ensure adequate Board participation.

**Member Comments**

Members were invited to provide comments and suggestions. Discussion included:

- Continuing community events and improving communication regarding meetings and activities.
- Using the Association website, email distribution lists, and newsletters to notify members of events and meetings.
- Evaluating whether meetings should occur more frequently.
- Maintaining and improving lake safety, including removal of hazardous trees and repairs to Association boats.

- Considering additional volunteers and potential Board members at large to assist with Association operations.

**Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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**Secretary**

Acting on behalf of the open position of Secretary, Rob Knight has prepared the minutes from the electronic recording of the Board Meeting

Robert M. Knight, President of the Board of Directors
Patton Park Inc.



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**Date July 18th, 2026**