

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
AUGUST 10, 2014

The members of the Lake Santee Property Owners' Association met for their annual meeting on Sunday August 10, 2014 in the Community Room. The meeting was called to order by President Dick Veach. Other board Members present were Doug Lecher, Larry Foster, Randy Ostendorf, Angel Hocker, Jim Massingale and Polly Ann Fox. Lake Santee employees present were Brad Jones, Lake Manager and Jim Hornig and Joe Jarman, Security. A quorum was present.

Dick gave opening statements about the founding of our Lake Santee Property Owners Association on May 17, 1965 and operates under the Corporate Charter of that date as well as governing By-laws, approved, adopted and amended by all members in good standing effective September 1, 2007. He noted that 2015 will be our 50th anniversary of incorporation under that state charter. He indicated that today we are here for the LSPOA annual member's meeting prescribed by those By-laws for the purpose of electing directors and transacting any other business that may arise as a part of the meeting.

Dick noted the responsibilities of the directors and explained the reason for the need to elect 5 directors this year instead of the normal 3 directors. The 3 top vote receivers will be elected to a three year term and the next 2 vote receivers will fill the vacancies of other directors due to resignation last year.

Polly Ann Fox, Acting Secretary read the minutes of the previous annual meeting held August 11, 2013. The minutes were approved on a motion by Angel Hocker, and seconded by Larry Foster.

Doug Lecher, Acting Treasurer, presented the financial report for the past fiscal year, ending February 28, 2013 as compiled by Alerding & Company. Doug then introduced Jane Sexon, from Alerding & Company, and thanked him for coming today. Jane reiterated that of all the Property Owners Associations they provide accounting services for, ours is as well managed as any that they work with. She indicated that our manager and board are very actively involved in the finances and are good stewards of the assets of the organization. The board thanked Jane for attending and reminded the membership that the Financial Report was available as a handout at the meeting, and/or a copy can be obtained at the office.

Doug Lecher, Rules and Regulations Chairman, gave a report on the year's actions of the rules committee. This year the Rules and Regulations committee's actions were focused on reviewing a handful of current rules and regulations upon the request of Association Members and at the request of the Board.

We reviewed and changed two sections this year, the first involved changes to Section 15 regarding the Community Room. Several changes were made to match the refresh of the community room. The rates for rental of the room also were revised.

Section 12 regarding the rules and regulations around Building was also reviewed and several changes were made to clarify issues that the building committee had experienced while reviewing permits.

Polly Ann Fox, Building Committee Chairperson, reported sixty-six (66) building permits were issued from August 2013 through July 2014 for various projects. Seven (7) were for new homes and one (1) was issued to the Clarksburg Community Volunteer Fire Department Lake Santee Station #2 which is currently under construction. There is no cost to obtain a building permit from the lake. However, a county permit may be required for some projects. Members are encouraged to read the rules on Building Permits to avoid a frustrating or costly mistake. Check with the LSPOA office to see if a permit is needed and to clarify any questions. Building Committee members are Board member, Polly Fox; Lake Manager, Brad Jones; and Maintenance Manager, Brandon Litmer.

Polly Ann Fox, Clean-up Committee Chairperson reported that the Clean-up Committee is comprised of Board Member Polly Ann Fox, Duane McKinley and Lake Manager Brad Jones. The purpose of the committee is to encourage and ensure the compliance of regulations regarding property maintenance and appearance. The committee tours the community each month (except February and March this year when the weather was so bad) and this year a check was also done from the water.

During the period of August 2013 through July 2014 fifty-eight (58) first letters were mailed to property owners, sixteen (16) second letters and three (3) third letters. In 2014 we decided that sending Thank You letters to those who promptly addressed their clean-up concerns would be a positive approach. Eleven (11) Thank you letters were mailed out in 2014. Nine (9) properties remain on watch. We do have some properties that have been or are in foreclosure status and those continue to present some difficulty.

She commended the property owners, lake staff and those who volunteer to improve the lake property appearance. By mid-summer, after a harsh winter, Lake Santee property was very beautiful and properties especially well maintained. She thanked all for their hard work and participation. She further encouraged property owners to continue to enhance their property appearance especially if they have been considering improvements. We will be celebrating 50 years for Lake Santee next year and it would be a great way to welcome visitors and former owners back to the lake for homecoming.

Due to the vacancy of a Recreation Committee Chairperson, President Dick Veach provided the recreation report. Numerous recreation activities were available to members over the course of the year including the golf cart runs, music on the beach, several bass tournaments, YMCA sponsored events, the Thanksgiving Dam Run, Breakfast with Santa, Turn on the Lights contest, Easter Egg Hunt and the annual 4th of July festivities which included support and participation from several organizations. The recreation committee purchased a 20' X 20' canopy this year which can be used for future activities. The Women's Club provided a \$5000 donation toward the building of a Bandstand which construction is planned for this Fall. Dick thanked all who participated and pitched in this year to make these events so successful.

Randy Ostendorf, Roads and Maintenance Committee Chairman, thanked our maintenance crew for all their hard work this past year. In September we started off paving one mile of Santee Drive and putting down chip and seal on approximately 8/10ths of a mile on different sections of our gravel roads. Chip and seal was first implemented a few years ago as a test to enhance or replace our gravel roads. Due to the harsh winter,

in the early spring we purchased \$11,000 of gravel for our roads. Speed bumps were installed twice this last year at the lake entrance. As the first set was a little radical, the second set has turned out very nice. Randy thanked the maintenance crew for all they do to make our roads and lake look wonderful.

Angel Hocker, Membership Chairperson, announced LSPOA received 60 new applications for membership from August 2013 through July 2014. That number is almost double the previous year's membership applications. We currently have 771 members and 8 non-members which includes banks and corporations.

Angel Hocker, Community Room Chairperson, reported that the community room rules were re-evaluated and changed due to the renovations. Rules affected were 15.3 and 15.7 concerning decorations and fees. We have been able to rent out both the upstairs and downstairs of the building until recently. We are happy to say that the restaurant is now rented and open. The bandstand project will be underway soon.

Jim Massingale, Security Chairman, thanked the security team for all their efforts this year. The team includes Joe Jarman, Jim Hornig, Vicki Schrader and Jed Barnett. He also thanked the gate and beach guards. Special thanks to gate guard Pat Minser for the excellent job of fund raising for our fireworks. A partial summary of security operations for this year are: patrolled 25,683 miles and were on call 24/7. Assisted our members 62 times with disabled vehicles. Did 67 golf card inspections, assisted law enforcement, fire and EMS 21 times. Still at the top of the list was 83 dog calls. Jim thanked the members for their cooperation this year.

Larry Foster, Lakes and Beaches Chairman, announced that the lakes and beaches have been very busy and well used. The fish stocking budget was increased by about 30% this year and resulted in 5000 Large Mouth Bass and 1500 Hybrid Stripers being introduced into the lake. We have budgeted \$500 for fish habitat to hopefully expand the safety of many of the small fish. We will wait until late fall or winter to build the low stature safe houses to place in the lake. Dredging continues for a couple more weeks.

Dick thanked the employees for all their work; maintenance, security and the office staff.

Dick recognized and thanked the various civic groups that support our community.

Paul Gosnell, editor of the Smoke Signals, thanked Nancy Fredrickson who is in charge of the advertisements, the members who have donated to the Booster Club, everyone who has given us suggestions, and Dave Moeller, a Santee member, who prints our Smoke Signals. Paul reported that the Smoke Signals is self-sustaining, is the best it's ever been and is being distributed to not only members, but to realtors and several businesses for their client/customer areas. He requested personal stories for future publications as part of our 50 year celebration.

Mary Fox, secretary of Women's Club, thanked everyone who has helped the club in any way. All women who live at the lake or have ever lived here are members. She highlighted the fund raising event held the previous evening as one of the most successful events they've had. The club has made several donations this year for various projects and scholarships. Dick Veach thanked the Women's Club for all they do for Lake Santee.

Dick thanked Kiwanis for their 4th of July barbecue as well as sponsoring the Boy Scouts, and all they do for the community.

Tom Russell, Optimist member, thanked everyone who contributes for flying a flag on the holidays, and the Smoke Signals for reminding the members of the opportunity to join their effort. Contact Tom if you are interested in having a flag flown, or if you would like to join the Optimists. Dick commented that we all enjoy seeing the flags flying at the entrance on holidays.

Dick thanked the men's coffee group that meet in the teepee at the entrance, Monday thru Friday and solve the problems of the world. Whenever there is a need for help with a project around the lake, they sign up. They help the Optimist Club with the flags, help with Women's club events, many of them are in the new CERT team, and they have done a tremendous job in making our dream of a fire station here become a reality.

Bill McVay talked about the Clarksburg Volunteer Fire Department and the good news is that fire station #2 here at Lake Santee is well underway! The fire truck is outdated and fund raising efforts are underway to that end. We need our own tanker truck here and that will triple the amount of water we will have on site to fight a fire. You can go to their web site: Clarksburg FireDepartment.org and you can donate cash, check, credit card, debit card and even stock through Hilliard Lyons. Dick mentioned that another goal of the fire department is to get their fire rating lowered from 9 to 8 which could mean approximately 20% reduction in your homeowners fire insurance.

Ed Fox talked about the CERT Team (Citizens Emergency Response Team) we have begun at the lake with 16 members now certified. He also indicated that there is now in place trained, student CERT team members in the local schools. In case of an emergency, the CERT team would do observation and evaluation of facilities and people before the EMTs and fire department arrive.

Dick thanked the members of the election committee who counted the votes, Scott Gibbs, Nancy Frederickson and Phyllis Boyer. Scott announced the new Board Members elected to a three year term were Ron Day, Mike Cutrifelli and Angel Hocker. Carol Goodwin and John Lecher were elected to each fulfill a one year term. Dick thanked all the candidates that ran for board positions and congratulated the new board members.

Dick opened the meeting for questions, but there were no questions from the audience. Polly Ann Fox especially wished to thank the Smoke Signals staff for the ads they put in the magazine. They are very helpful to find services especially for those who do not live in the area.

Dick thanked outgoing board members, Doug Lecher and Randy Ostendorf for their dedication and many years of service to the community, and they were thanked with a round of applause.

Dick asked that the current and new Board Members stay following this meeting for an organizational meeting. The meeting was adjourned on a motion by Doug Lecher, seconded by Randy Ostendorf.

Respectfully Submitted,

Polly Ann Fox
Secretary