

Lake Santee Property Owners Association, Inc
Annual Meeting Minutes
August 9, 2015

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 9, 2015 at 2:00 pm in the community room. The meeting was called to order by President Dick Veach. Other board members present were Polly Ann Fox, Angel Hocker, Ron Day, Mike Cutrufelli, Carol Goodwin, Jim Massingale, and John Lecher. Larry Foster was not present at the meeting. Lake Santee employees present were Brad Jones, Lake Manager, and Brandon Litmer, Maintenance Supervisor.

Dick gave an opening statement concerning the history behind Lake Santee being granted a corporate charter in May of 1965 and that the lake operates under the Corporate Charter of that date as well as the governing by-laws approved, adopted, and amended by all members in good standing effective September 1, 2007. Dick noted that we are here for the LSPOA annual member 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 importance of the vote today.

Angel Hocker, Board Secretary/Treasurer, read the minutes of the previous annual meeting held August 10, 2014. The minutes were approved on a motion by Carol Goodwin and seconded by Mike Cutrufelli.

Angel then presented the financial report for the past fiscal year ending February 2015 as compiled by Alerding and Company. Dick explained that Mike Farmer of Alerding and Company was not able to be present at today's meeting and opened the floor to questions concerning the report. Dick thanked Mr. Farmer and informed the members that there are copies of the report available at the meeting or can be picked up in the office.

Polly Ann Fox, Vice President and Rules and Regulations Chairman, gave a report on the year's actions of the rules committee. Polly reported that the committee added and or amended only a few rules this past year. Amendments were made to section 15.3 which was to adjust the size of the community room within the rules, and section 12.5 which was to disallow any type of tree house built within the subdivision. New rules written fell under section 16 concerning the new amphitheater, its use, and regulations surrounding it as well as section 13.9 which restricts construction parking on Santee Drive during school bus hours. This is to ensure the safety of our school children as they get on and off the buses.

Jim Massingale, Clean-up Committee Chair reported that the clean-up committee is comprised of Board member Jim Massingale, resident Duane McKinley as well as Lake Manager, Brad Jones. Jim began by thanking the community for keeping the subdivision clean and looking great. Jim stated that everyone did a great job of keeping things nice especially for the 50th Anniversary Celebration. In an effort to keep the community a beautiful place to live and visit the committee tours the area about twice a month. For the 2014-2015 year, the committee sent out 152 letters. Of this 152, 48 were thank you letters for the quick response to the noted problem. 76 were first letters, 21 were second letters, 6 were third letters and 1 was a fourth letter.

Jim also presented a report as the Building Committee Chair. Mr. Massingale reported that there were 64 total permits issued within the past year for various projects. Two permits were granted for new homes, 12

for docks, and 1 was issued for the construction of the new amphitheater. The building committee is comprised of Brad Jones, Brandon Litmer and Jim Massingale.

Mike Cutrufelli, Recreation Director, thanked everyone for all of their help in making the 50th Anniversary a huge success. The planning meetings started during the fall and continued through to the event. In October/November of last year the Ladies of the Lake saved the day with the Pet Parade and the Lake had yet another successful Trick or Treat. Mike stated that the recreation committee "went dark" during the months of January and February. Things picked up again in spring with a speedy yet successful Easter Egg Hunt. The entire thing lasted less than 4 minutes, start to finish. Mike also stated that next month he has already scheduled a bonfire on the beach along with some music. More info to come.

Ron Day, Chair of Roads and Maintenance, thanked our maintenance crew for all of their hard work this past year especially for putting up with him this year. Ron went through a few of the duties the crew completed this past year. The department purchased 700 tons of gravel to upgrade and maintain the secondary roads. The crew worked while the Lake was down to expand and improve the boat ramps at the marina. The maintenance crew worked at the design and building of the community's new Amphitheater and completed this project within the time constraints of the 50th Anniversary Celebration. The North gate was opened and the crew worked at making sure the entrance was fit for the community to use.

Ron gave a special Thank You to the Lake Santee Regional Waste and Water District for granting a licensing agreement for the trial period to determine if there would be interest in a north entrance to the lake community.

Carol Goodwin, Membership Chairman, announced that LSPOA received 59 new memberships from August of 2014 through July of 2015.

As Community Room Chair, Carol also announced that the renovations were all completed and the occupancy limits were adjusted accordingly. The overhead deck has a new metal underlayment that provides weather protection so that the area can be used as an extension to the community room. The HVAC system has been replaced and is working well. Carol stated that the most notable new addition is the amphitheater resplendent with landscaping. Carol thanked both the Women's Club and the Booster Club for their donations and gifts to complete these projects.

John Lecher, Security Chairman, thanked the security team for all of their efforts this year. Yearlong members of the Security staff include Joe Jarman, Jim Horning, and Vicki Schrader. Jed Barnett was on the security team until he moved in December. Cathy Hankins joined the staff in January to fill the vacant position and then in May, Dean Cliff was added to the team as backup. The Security team patrolled 28,170 miles and was on call 24/7. The highest call volumes included 74 golf cart inspections, 70 dog calls, 34 assists to members and 22 assists to law enforcement, fire department, and EMS. John also thanked the gate and beach guards. John reported that speed limit signs were added to Santee Drive in lieu of painting the speed limit on the roads and placed to high traffic areas along the gravel or secondary roads. Mr. Lecher thanked the membership for their cooperation this year.

In Larry Foster's absence, Dick Veach gave an impromptu report of the Lakes and Beaches Committee. Dick first addressed the issue of dredging and explained that due to its costly nature, the board has decided to dredge every other year instead of annually. Dick also noted that although he was not sure on numbers, the lake was stocked very similarly to last year. Dick also stated that the board had signed a contract with

Aquatic Control to take care of any algae or other issues. In this contract the board had asked for a pre and post test to determine treatment success.

Mr. Veach commended all of the clubs and organizations that do so much for our community and to continually improve the lake. Dick opened the floor to anyone who wanted to speak on behalf of their clubs.

Paul Gosnell stated that it was an extremely busy year for the Booster Club and that the club has seen a lot of growth. July was the biggest issue the Smoke Signal has ever put out. There were a few problems with production that they have been trying to alleviate. The due date for anything needing to be included in the Smoke Signal is being moved up to the 18th of the month to give the group some extra time to get it all together. Paul stated that they are looking for new and interesting things to put in the monthly additions. They would like to start a student/school section to honor our local students in what they are doing in school. Paul also said he is looking for help. If interested, please let him know. Nancy stated that they are also looking for more advertisers. She suggests that if you know someone who does not advertise or someone does work for you, direct them towards the Smoke Signals.

Friends of Wildlife Group- Dick announced that there is a new Monarch Butterfly Habitat. During the 50th celebration the group had small animals and birds back in the wildlife preserve from Utopia.

Women's Club- The ladies announced that they raised \$5000 at the annual auction on August 8, 2015. Although the group has recently lost the ability to hold a raffle, the community supported the group at the auction and the ladies give a big thanks.

Ladies of the Lake- Keriann spoke about all of the successful activities at the 50th celebration including all of the children's activities. The group has officially hit the 1 year anniversary and would like to thank residents for their support.

Bass Club- Dick stated that the bass tournaments were a success this year and lots of big fish were caught.

Book Club- The book club works with the library and has regularly scheduled meetings.

Kiwanis- The Kiwanis do a lot for the community and the lake. The annual Hog Roast had, as always, a huge turnout. The local Boy Scout group helped sponsor and work this event.

Greensburg Breakfast Optimist Club- Rick Johnson stated that Tom and Jeri Russell have recently moved to the Carolinas. Ed Fox is now a new member of the group. The Optimists handle the flags at the entrance. If you would like to help fund, it is a 1-3 year commitment. See Ed or Rick.

Clarksburg Volunteer Fire Department- The new station is complete and up and running. Station #2 has two vehicles; the station purchased a new engine last year. They have also purchased a Tahoe SUV for use as a medical vehicle. This has gotten lots of use already. At present time the station is working on getting its ISO certification. This would potentially help lower insurance rates 18-20%. The crew is working on mapping water availability with the DNR and has agreements with surrounding stations.

CERT Team- Ron Day stated that the team is looking for more people to participate. Greensburg now has a separate CERT team which is also available to us in case of disaster. The local high schools have CERT teams trained as well. The CERT team does a lot for the community other than natural disasters.

50th Jubilee Committee- Thank all of the committees mentioned for their help in making the celebration grand. Also, thank you to Nancy Fredrickson and Shannon Gibbs for all of their work on the history of the Lake and the creation of the books.

YMCA- Diane Hart thanked Brandon and Brad for their help on the Triathlon. The YMCA is holding another event on September 12, 2015 and are looking for volunteers. They will also be holding a Duathlon for those not wanting to swim (run-bike-run). Also be prepared to see bicyclers heading around the lake on August 29th for the Tree City Rolling Tour.

Election Committee Report- Nancy Fredrickson thanked Cindy Fowler and Sharon Kobeske. Nancy explained that there are 775 property owners, 719 ballots were mailed out to owners in good standing and only 265 were returned along with 7 proxies, and 5 voided.

Results for three year terms are as follows:

Carol Goodwin 186

David Martin 154

Vicki Wilson 120

Runners up in order are Pam Kachur, Michael Dora and Douglas Butt.

Dick opened the meeting up to questions from the floor. The board fielded questions from the audience.

*A member asked if the Board had looked into electronic gates. Dick replied that we had not. Another member stated that he and his partner would be happy to donate access control for gates. All electronics would be able to remote open the gates and members would be responsible for the cost of the key fob.

*A member asked if a permanent back entrance location had been finalized. Dick explained that the Board has approached RWWD for a long term agreement. We are currently awaiting their decision. The Lake only owns that land up to a certain point and therefore have no rights to it. If RWWD grants the Board use, we will begin a more permanent entrance/exit as well as beautifying that area.

*A member asked if water bills will decrease with the addition of all the new homes. Dick explained that the RWWD is separate from the LSPOA and that question would need to be asked of them.

*A member asked for an update on ETC. Dick stated that ETC will be hosting a meet and greet in the Community Room on August 22 from 9-11 am. They will be signing customers up with services at this time.

*A member asked about chip and seal or paving of back roads. Dick explained that the Board is looking into some more cost efficient means of taking care of the secondary roads. We are looking into millings like were used on the recycle center, as well as chip and seal and rejuvenation of existing blacktop roads. The rejuvenation process should extend the life of our roads allowing us to use those funds to take care of secondary roads.

*A member asked what the smelly black substance is that was spread on gravel roads. Dick explained that is a tree sap type substance used as dust control.

* A member asked if the new state legislative bill will exempt the lake from some of the property taxes. Dick explained that in 2011 LSPOA started the process of going over our properties and getting those taxes reduced. At present taxes paid has decreased from around \$33,000 to \$6,000. The Lake may be eligible for some refunds on certain years.

Dick thanked John Lecher and Larry Foster for their service to the Lake Santee Community and the Board of Directors. He stated that they will both be missed.

Dick then asked all newly elected Board Members to stay and have a short meeting with existing members. The meeting was adjourned on a motion by Mike Cutrufelli, seconded by Carol Goodwin. Thank you all for coming.

Respectfully submitted,

Angel Hocker, Secretary