

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 9, 2014

The Lake Santee Property Owners Association Board of Directors met on April 9, 2014 in the community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Doug Lecher, Angel Hocker, Polly Ann Fox, Larry Foster, Randy Ostendorf and Jim Massingale. Employees present were Brad Jones, Brandon Litmer, Joe Jarman, & Jim Hornig. Members and guests present were: Nancy & Clair Fredrickson (348), Paul Gosnell (1147), Ron Day (1645), Bob Reger (122), Bonnie Gilaspy (912), Bill & Ginger Ryle (579), Kathy Tarzwell (806), Charles & Terri Suiters (1416), Neil Jackman (911), Rick Johnson (543), Scott Gibbs (352), Charm Seright (121), and Bill McVay (943).

President Veach announced the resignation of Board Member, Devan Sieg. We will not be filling that position until the August Annual Meeting. Her recreation duties will be fulfilled by other Board Members and volunteers.

President Veach called for a review of the minutes of the March 12, 2014 meeting. The minutes were approved on a motion by Angel Hocker, seconded by Larry Foster. Motion carried.

Doug Lecher gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

Doug then presented the following bills to the Board for approval:

Apparelmaster	167.52	Lake Santee RWWD	438.93
Best Way Disposal	585.89	Murphy Insurance	8533.00
Bingham Greenebaum	1919.52	New Point Stone	248.86
Cardinal Pest Control	45.00	Premier Companies	2064.89
Colonial Life	159.50	Stone's Napa	103.38
Decatur County REMC	1076.26	Sweet's Auto & Wrecker	313.86
Frontier	241.59	The Office Shop	39.52
Greensburg Tool Co.	96.51	Tops Home Center	53.65
James Hornig	34.72	U.S. Post Office	40.00
JALam & Co.	1948.40	Verizon Wireless	147.85
Barbara Jarman	108.28	Cardmember Services	19.90
Brad Jones	98.28	TOTAL:	\$18,485.31

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, seconded by Randy Ostendorf. Motion carried.

MEMBERS INTRODUCTION AND COMMENTS

Members were asked to introduce themselves and given the opportunity to express comments.

Rick Johnson announced the first C.E.R.T. meeting will be tomorrow night at 7:30 p.m. in the Community Room. It will be a monthly meeting. Everyone is invited to attend. The C.E.R.T. trailer will be available to viewing.

Charm Seright invited us to the wildflower walk on Sunday at 2:00 p.m. at the Nature Habitat.

CORRESPONDENCE

Brad received a ruling from the court regarding Matt Osterling as plaintiff for Quiet Title on lot 427 obtained a default judgment and has clear title and he will be working on that structure to make it inhabitable.

COMMITTEE REPORTS

Rules & Regulations – Doug Lecher

Doug presented the 2nd reading of the proposed changes to the Rules and Regulations, Building section (Section 12) as follows:

12.2 Building permits issued by the Association are required for houses, garages, outbuildings, additions, roofing, re-siding, swimming pools, fences, docks, decks, communication dishes larger than 36", culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and any other structure. Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and it specifies the documents and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction, to insure compliance.

12.3 Access to all property shall be by an approved driveway culvert. A building permit is required prior to installation and culvert size will be determined by the building committee to handle water flow requirements.

12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. The Building Committee will not approve two houses of similar exterior design in one area.

12.21 When connecting an unattached exterior structure to a main dwelling the enclosure must meet all standard building requirements for roofs, foundations and siding.

12.22 Removal or tear down of existing structure must be completed to grade level and any basement or crawlspace filled to grade level. All debris must be removed within 90 days.

Angel Hocker made motion to approve the rules changes on 2nd reading and Randy seconded the motion. Motion carried and moved to 3rd reading. Charm Seright asked who the committee is and how much power they have. The Building Committee consists of Polly Ann Fox as Chairman, Brandon Litmer, Brad Jones, and Richard Veach as ex-officio. It was explained that the purpose of the Building Committee is to ensure that members are in compliance with the building rules, land covenants and deed restrictions..

Randy Ostendorf made motion to approve the 3rd and final reading of the rules changes. Polly Ann Fox seconded the motion. Motion carried.

Recreation

Angel Hocker announced the Easter Egg Hunt will be April 19, 2014 at 11:00 a.m. Mrs. Jarman and the Girl Scouts will be handling that event. They normally expect about 100-125 children for the event.

Lakes & Beaches – Larry Foster

3000 large mouth bass will be delivered this month and 1300 hybrid stripers. There will be a Youth Fishing Tournament this Spring. More information will be given by the Lake's web site, Facebook, marquee, & Smoke Signals.

Membership – Angel Hocker

Angel presented the following new members:

- Chris Salmon Lots 37, 38, 41, 42
- Kevin & Angela Belter Lot 1094
- James & Kellie Meer Lot 786
- Russell & Lindy Miller Lot 1170
- Raymond & Julia Beasley Lots 1436, 1512
- Mike & Kim Berger Lot 118

Community Room – Angel Hocker

Since the restaurant is now empty. That room will also be available for rental similar to the Community Room.

Building Committee - Polly Ann Fox

The following building permits were issued this month:

- Kermit Sherwood, Lot 887 Sea wall
- Clint & Amber Rush, Lot 1362 Re-side, replace windows, entry door
- Richard Veach, Lot 1386 Tile in road ditch
- Frank & Barbara Roselli, Lot 346 Replace existing dock
- Clarksburg Comm Vol FD, Lot 773A Fire truck storage building, Station 2
(pending)

- Jeff Davis, Lot 854
- John & Lisa Clark, Lot 869

Demolition of house & build new house attached to existing garage 24' above ground pool & deck
(pending)

Clean Up – Polly Ann Fox

We plan to make our next review on April 24, 2014. We will be doing both a driving view and a view of the properties from the water in May.

Roads & Maintenance – Randy Ostendorf

The road weight load limit was lifted this week. They will be getting gravel in this week to fill from the harsh winter.

Questions arose regarding the assessment of the Chip & Seal and the GeoTech paving done last year. The idea is that eventually these will become base for future paving. Several members commented on the road conditions. Dick commented that we work to try to upgrade roads and possibly look at further paving as future budgets allow.

Security – Jim Massingale

A full security report will be in the Smoke Signals.

OLD BUSINESS

NEW BUSINESS

Nominating Committee

Members asked to serve and appointed in this capacity are: Bonnie Gilaspy, Kathy Tarzwell, Bill McVay and Rick Johnson.

Larry made motion to accept these members as the Nominating Committee. Randy seconded the motion. Motion carried.

Fire Station – Variance

Bill McVay is the Fund Raising Chairman for the Fire Station to be located at Lake Santee. He announced they plan to break ground in May. After contractors and engineers reviewed the final plat plans it was determined that some adjustments would need to be made to save money and to be able to adequately maneuver the fire equipment. They are asking for a variance of 5 feet from the LSPOA Board for distance from Santee Drive and they have already obtained a variance from Decatur County for the county road. The county road entrance will be a gated entrance.

They are looking for volunteer labor to help cut costs mostly in the month of June. They will be doing another fund raising breakfast on May 24, 2014 at the LSPOA Community Room.

Randy Ostendorf made a motion to grant the variance needed to move forward with the construction. Angel seconded the motion. It was emphasized by the Board that this variance for the Fire Station was on a non-precedent basis due to the fact that this is for community service purpose and not for a residence. Motion carried.

LSPOA web page update

Our website recently has been hacked. Brad contacted the company who built our site. The Joomla software is outdated and makes it vulnerable. Cost will be about \$500 to get the upgrade and then the site will have to be tweaked. Brad has contacted a company to perform the upgrade and get it back in order. They believe the maximum cost would be no more than \$1000. The question was raised whether we have a maintenance contract with the company that built it. And, it was suggested we contact another source, possibly Zach Dwenger, for an assessment and estimate. Doug volunteered to make that contact. The issue is tabled for further investigation.

MANAGER'S REPORT

The lake is up to level now. We are accepting applications for summer help. And, the marquee is now back in operation. Activities will be on the website and on Facebook. Make sure you check those out.

Bill McVay asked if a temporary sign could be put up at the entrance to advertise the Fire Station fund raiser breakfast. Dick stated that we would rather have the message put on the marquee, rather than starting the practice of a sign randomly posted at the gate.

There being no further business, Larry Foster moved to adjourn, seconded by Polly Ann Fox, motion carried. The next regular meeting will be held on May 14, 2014 at 7:30 PM in the Community Room.

Respectfully submitted,
Polly Ann Fox, Secretary