

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 12, 2015

The lake Santee Property Owners Association Board of Directors met on August 12, 2015 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Ann Fox, Angel Hocker, Vicki Wilson, David Martin, Jim Massingale, Carol Goodwin, Ron Day and Mike Cutrufelli. Employees present were Cathy Hankins, Joe Jarman, Jim Hornig and Brad Jones. Members and guests present were Rick and Mary Johnson (543), Bill and Ginger Ryle (579), Scott Gibbs (352), Jenni Hanna (245), Stephanie Westerfeld (640), Ronda Peetz (1299), Fae Cutrufelli (172), Terri and Buddy Suiters (1416), John Lecher (959), Nancy Fredrickson (348), Larry Kiernan (562), Phyllis Schilling (530), Keriann Slaby-Martin (164), and Bob Reger (102).

President Veach called for a review of the minutes of the July 8, 2015 meeting. The minutes were approved on a motion by Mike Cutrufelli, seconded by Ron Day.

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

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

Alerding & Company	\$ 3,550.00	New Point Stone Co.	\$ 1,033.20
Apparelmaster	\$ 214.40	Pitney Bowes	\$ 1,562.97
Best Way Disposal	\$ 746.72	Premier Companies	\$ 891.47
Cardinal Pest control	\$ 45.00	Prince Minerals Inc.	\$ 6,967.50
Cardmember Service	\$ 1,048.19	R B S K	\$ 128.40
Circle Printing	\$ 308.48	Smith Implements	\$ 51.80
Colonial life	\$ 239.25	Stone's Farm Service	\$ 219.05
Decatur County REMC	\$ 2,613.88	Stone's Napa Inc.	\$ 39.52
Frontier	\$ 338.45	Summitt Microsystems	\$ 50.00
Greensburg Tool & Supply	\$ 185.44	The Office Shop	\$ 110.86
Brad Jones	\$ 251.20	Tim Lecher Farm Service	\$ 10.48
Kings Asphalt	\$ 4,650.00	Tops Home Center	\$ 185.40
Lake Santee Marina	\$ 151.14	Verizon Wireless	\$ 121.35
Lake Santee RWWD	\$ 467.22	Watkins Cleaning Services	\$ 525.00

Lake Santee Women's Club	\$ 492.31	Wickens & Wickens	\$ 520.00
Bernard Meyer	\$ 3,957.41		
Murphy Insurance Agency	\$ 5,600.00	TOTAL	\$ 37,276.09

After presentation, the bills were approved for payment on a motion by Mike Cutrufelli, seconded by Carol Goodwin.

MEMBER INTRODUCTIONS AND COMMENTS

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

Jenni Hanna briefly spoke about the updates to ETC. Dick asked her to stay around and talk more in detail when we get to ETC in the old business section of the meeting.

CORRESPONDENCE

Brad announced that the lake had a couple of pieces of correspondence this month. One piece was a misunderstanding and not required to be read aloud in the meeting. The other piece, the board decided would be handled by a committee for further study.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

Polly commenced with the third reading of rule 16 concerning the amphitheater. The rule was completely read aloud fulfilling the third and final reading requirements.

AMPHITHEATER

16.1 WHO MAY USE:

- a) The Association Board may reserve the Amphitheater for events as needed.

- b) Lake Santee clubs and organizations may reserve the Amphitheater for Board approved events.
- c) Members in good standing may reserve the Amphitheater for approved activities.
- d) The Amphitheater is not available to the general public, unless approved by the Board of Directors.

16.2 ACTIVITIES PERMITTED

- a) All activities shall be conducted in compliance with all applicable federal, state and local laws, as well as within the Rules and Regulations of the Association.
- b) Any activity judged by the Board to be destructive to the facilities or to be otherwise improper shall not be permitted.
- c) The Board of Directors reserves the right to refuse any individual, club, or organization the right to use the Amphitheater.
- d) Any activity at which food, drink, or other items are offered for sale, or at which admission or cover charges are contemplated must have prior approval of the Board.

16.3 FACILITIES AVAILABLE

- a) The Amphitheater is hexagon 31' at the widest x 15'6" maximum depth in size, or 305.78 square feet.
- b) Handicap accessible restrooms are available within the Beach restroom.

16.4 HOURS

- a) Sunday through Thursday: all activities shall cease prior to 10:00 p.m. (cleanup may continue quietly).
- b) Friday and Saturday: All activities shall cease prior to 12:00 midnight (cleanup may continue quietly).
- c) The hours may be extended by the Board of Directors for special functions.

16.5 FEES & DEPOSITS

- a) All functions of the Association, their designated committees, and Lake Santee clubs and organizations may be permitted without charge, unless special permit fees are required.
- b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit, plus any applicable permit or legally required fees.
- c) Daytime functions of more than three hours duration and concluding prior

to 6:00 p.m. shall be charged \$115.00 rental and \$115.00 damage deposit, plus any applicable permit or legally required fees.

- d) Functions beginning after 6:00 p.m. of more than three hours duration shall be charged \$125.00 rental and \$125.00 damage deposit, plus any applicable permit or legally required fees.
- e) Functions running through the afternoon and continuing past 6:00 p.m. shall be charged \$175.00 rental and \$175.00 damage deposit plus any applicable permit or legally required fees.
- f) All monies shall be collected by personnel in the Lake Santee Office.
- g) Damage deposit will be refunded within 48 hours of function, but not until the facilities have been thoroughly inspected. Deposit will have to be picked up at the Lake Santee Office or received by mail as requested.
- h) If inspection reveals incomplete cleanup including outside trash containers, and time allows, renter will be contacted for immediate follow up action. Otherwise, cleanup will be completed by lake personnel who will be paid with all or part of the damage deposit as necessary.
- i) If inspection reveals damage exceeding normal wear and tear, renter be contacted to discuss and view damage. All or part of the damage deposit will be applied to replace items or repair items damaged as deemed necessary by the Lake Office personnel or the Board.

16.6 SCHEDULING

- a) All scheduling shall be done by personnel in the Lake Santee Office during regular office hours.
- b) A calendar of events and reservations will be available in the office.
- c) The Association Board, and Lake Santee clubs, and organizations may schedule the Amphitheater up to one year in advance.
- d) Members may reserve the Amphitheater up to six months in advance.
- e) A contract must be completed and signed at the time a reservation is made requiring a rental fee. A copy of the contract and rules will be provided to the renter.
- f) The rental fee is due at the time of contract signing and the damage deposit is due 48 hours prior to the approved event.
- g) Full refunds of advance rental will be given for cancellations made fourteen (14) days or more prior to the date reserved. Within the fourteen days of the reserved date, refunds will be given only when cancellation is due to uncontrollable circumstances. The decision to refund is to be made by the Lake Santee Lake personnel or the Board.

16.7 DECORATING

- a) No nails, staples, tacks, or tape are to be used on walls ceilings, or trim.
- b) No open flames will be used in or around the Amphitheater
- c) If scheduling permits, decorating may be done in advance of reservation time.

16.8 CLEANUP

- a) The Amphitheater and surrounding area shall be cleaned. The cleanliness of each should meet or surpass the conditions prior to use.
- b) The area surrounding the Amphitheater must be policed for litter resulting from the function.
- c) All trash must be removed prior to leaving the area of the Amphitheater, and disposed of by persons in charge.
- d) Final cleanup may be completed the following morning if prior approval is received, no events are scheduled and cleanup is completed by 10:00am
- e) Trash bags and cleaning supplies are the responsibility of the renter.
- f) Follow the prepared checklist when cleaning.

16.9 EQUIPMENT USAGE

- a) Tables, chairs, and other equipment shall not be removed from the community room for use in connection with the Amphitheater.

16.10 GENERAL PROVISIONS

- a) Amphitheater hours require the presence of a responsible adult supervisor.
- b) The member scheduling the rental function must attend that function.
- c) No wet swimsuits will be permitted in the Amphitheater
- d) No pets are allowed.
- e) No minors will be permitted without adult supervision.
- f) If the user/renter needs equipment at the Amphitheater for an event that requires delivery by vehicle to the site, such vehicles may be driven to the site for unloading and loading if the condition of the site is favorable. All vehicles must be returned to the parking lot or a designated area after unloading or loading. Unloading or loading at the site should be kept as short as possible however in no case be longer than two (2) hours. Site conditions will be determined prior to any event by the Lake office.
- g) Any member misusing the Amphitheater or allowing misuse of the

Amphitheater shall be denied future use of the facilities for a period to be determined by the Board

16.11 ENFORCEMENT OF THE AMPHITHEATER RULES & REGULATIONS

- a) Enforcement is the primary responsibility of the sponsoring organization or member.
- b) Enforcement may be by any Board Member, Lake Santee employee, Lake Santee Security, or member of the office staff
- c) Where punitive action is deemed necessary by any of the above or the Association Board of Directors, enforcement shall be as provided for in the Association By-laws, under RULES, REGULATIONS AND LEGAL COMMITTEE.

The rule passed on a motion by Carol Goodwin and seconded by Mike Cutrufelli.

Polly then proceeded with the 2nd reading of rule 12.5 forbidding the construction of any type of treehouse.

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. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area.

The amendment was accepted on a motion by Carol Goodwin and seconded by Ron Day. Upon having no modifications and the rule passing on 2nd reading, Polly was able to move to the third and final reading. The amendment passed on a motion by Carol Goodwin, seconded by Ron Day.

Polly was also able to present rule 13.19 concerning construction vehicles on Santee Drive during school bus pick-up and drop off for the second reading.

13.19 No person shall park construction trucks, equipment or trailers on Santee Drive between the hours of 7:00 am to 9:00 am and 3:00 pm to 5:00 pm on school days.

The amendment was accepted on a motion by Carol Goodwin and seconded by Mike Cutrufelli. Upon having no modifications and the rule passing on 2nd reading, Polly was able to move to the third and final reading. The amendment passed on a motion by Carol Goodwin, seconded by Mike Cutrufelli.

All three of these amendments or additions will be added to the Lake Santee Rules and Regulations.

Recreation – Carol Goodwin

Carol reported that the lake will be holding a bonfire at 6:00 pm on September 12, 2015. There will also be a band on the beach this same evening (Captain Dan Mobley).

Carol also announced that on October 17 the Ladies of the Lake are asking to sponsor a Pet Parade. Along with this event would be the local boys scouts who will be facilitating a flag burning for all people who need to respectfully dispose of old flags. Dick explained this needs to go before the board and put to a vote because this is sponsored by a specific group outside of the board. The activity was approved on a motion by Carol Goodwin and seconded by Ron Day. The lake will be providing music on this evening.

The Lake will also be hosting the annual Trick or Treat and/or Trunk or Treat, date to be announced.

Lakes & Beaches – David Martin

No report at this time.

Membership – Vicki Wilson

Vicki presented the following new members:

- Tom & Jodi DePalma Lot 218
- Carla McBride Lot 1336
- Stephen & Lisa Bridges Lot 1388

Community Room Committee – Vicki Wilson

No report at this time.

Building Committee – Jim Massingale

The following building permit was issued this month:

- Jeffrey Conner, Lot 258 Siding, replacement doors & windows

Clean Up – Jim Massingale

No report at this time.

Report was filed during the annual meeting.

Roads & Maintenance – Ron Day

Ron reported that the maintenance crew has received another shipment of lignin and will be putting that on the gravel roads soon.

Mac Construction will be completing the rejuvenation process on the roads from around lot 846 through about 1190. King's Asphalt will then apply the crack seal to that same portion of the road. Ron is looking into bids on doing millings on some gravel roads as well.

Security – Mike Cutrufelli

See the full report in the Smoke Signal.

Mike explained that John Lecher is currently working with him on the creation of a boater safety video that will cover all of the rules and regulations. This is to improve the knowledge and safety for all members while enjoying the Lake to its fullest.

OLD BUSINESS

ETC Update

Jenni Hanna from ETC discussed the progress made and the plans for fiber optics. She explained that phase 1 is complete and ETC will be taking customer service orders on Saturday, August 22 at the ETC Launch Party from 9:00am-11:00am in the Community Room. She explained that there are a total of 5 phases going

clockwise around the lake. The meet and greet and sign-ups are for all Lake residents. Homeowners are able to come to the event on the 22nd and go ahead and sign-up for services even if your phase of work is not completed. Charges will not be billed until service has been connected.

Activities Approvals

This portion of the agenda was taken care of under recreation.

NEW BUSINESS

Goose Hunt

September 1st through the 15th is an approved goose hunt. Please be advised that ONLY approved hunters will be allowed to conduct this thinning. The Lake has already gathered and approved those individuals credentialed to hunt geese. There is a limit of 5 per day for a maximum of 15 total for each of the approved hunters. Dick advised that this must be approved and voted on before the thinning can be conducted. The action passed on a motion by Vicki Wilson, seconded by David Martin. There were two board members opposed, the motion carried.

Replacement mower

Ron Day discussed the issue with the 2 bush hogs that maintenance currently uses. Due to the bush hogs being too large for the tractor the crew is dealing with continual maintenance issues. The department would like to purchase a new Rhino bush hog from Fraley in Rushville for \$1650 and tax. The purchase was granted on a motion by Ron Day and seconded by Mike Cutrufelli.

Clarksburg Church Luncheon

The Clarksburg Christian Church has asked to be able to hand out flyers alongside the gate guard about their annual luncheon. After slight discussion, permission was granted on a motion by Mike Cutrufelli and seconded by David Martin.

MANAGER'S REPORT

Brad stated that the office has been able to collect \$2,271.43 in bad debt this month. Brad also informed the Board that we now have a new contract with

Premiere for gas at \$1.794 a gallon and were able to get our summer fill at 99.9 cents a gallon.

Brad also stated that the website and Facebook page is getting very good activity.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on September 9, 2015 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary