

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 9, 2017

The Lake Santee Property Owners Association Board of Directors met on August 9, 2017 in the Community Room. President Ron Day presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Stephanie Peetz, David Martin, Carol Goodwin and Polly Ann Fox. Employees present were Brad Jones and Mike Cutrufelli.

Members present were Duane McKinley (11), Ann Moss (1004), Victor & Allison Everhart (949), Rosemary Kinnett (889), Walt & Becky Jerrell (888), Debbie Ehrhard (915), Karen Ball (1602), Chris Lehmkuhl (1409), Karen & Bob Kasee (1350), Steve Knight (108), Clair & Nancy Fredrickson (348), Paul Gosnell (1147), Claude & Shirley Livesay (530), Charm Seright (121), Dan Archiable (252), Ronda Peetz (941), Gina & Dave Julien (118), Scott Gibbs (352), Wade Amos (364), Laci Warren (883), Jason Peck (5), Mark Gordon (617), Mark Adams (652), Justin & Chasity Howard (292), Greg & Leslie Yazel (1318), Vicki Wilson (510), Rob Martin (402), Tony & Connie Adelman (198).

President Day called for a review of the minutes of the July 12, 2017 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Angel Hocker.

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

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

Alerding	\$1,300.00	Murphy Insurance	\$ 6,566.00
Aramark	\$ 175.48	Floyd Myers	\$ 90.00
Cardinal Pest Con	\$ 45.00	New Point Stone	\$ 1,394.28
Cardmember	\$ 485.69	Premier Co.	\$ 1,406.92
Colonial Life	\$ 101.54	Prince Minerals	\$ 3,567.52
ETC	\$ 398.02	Stone's Farm Ser	\$ 59.90
Brad Jones	\$ 299.06	Stone's Napa	\$ 18.90
Kings Asphalt	\$ 225.00	Summit Micro	\$ 50.00
Kramer Kreations	\$ 12.84	Tops Home Center	\$ 17.11
Booster Club	\$ 260.00	Watkins Cleaning	\$ 350.00
Marina	\$2,233.50	Whitlock's Wash	\$ 365.00
Petty Cash	\$ 161.99	TOTAL	<u>\$20,071.28</u>
RWWD	\$ 487.53		

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, seconded by Dave Martin.

MEMBER INTRODUCTIONS AND COMMENTS

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

Many members in the audience spoke on a variety of topics to include the following:

- On behalf of Friends with Wildlife Charm wanted to invite everyone to their September 6th meeting at 6PM to celebrate the 1st year of the butterfly garden. A meal will be served to include ham & beans, cornbread, and a variety of desserts (including pie). Everyone is welcome.
- Rule 13.15 – stating that contractor signs are to be a minimum of 25’ from roadways. It was mentioned that there was numerous signs in violation and had been for some time and asked for Security to take a look at these and move them to the appropriate distance. It was also noted that over the July 4th holiday weekend there was numerous trail blazer signs for garage sales.
- A member wanted to thank whomever has been picking up trash along the road.
- A member thanked Carol for the great recreation activities.
- It was also mentioned that after numerous complaints and emails the fabric chairs under some of the umbrellas have been removed from the beach. The member had stated there is numerous health concerns related to bird droppings.
- A member asked for a monthly budget to be placed in with the minutes. Another member mentioned many years ago the quarterly budget was published in the Smoke Signals. The member also stated a concern with a camper being parked in a driveway for a lengthy time, along with some trees overhanging Santee Dr near Chippewa Trail.
- A member was concerned with noticing multiple boating violations on the water at any given time. It was also mentioned that there is a concern for safety with boats pulling tubers across wakes of skiers or other boats.
- Mark Gordon stated his home had been broke into by forced entry sometime around July 18th. He thanked Security for their assistance until the Sheriff’s Department arrived. He is very concerned that no alert was sent out to members via Facebook or email. It was brought up that the camera at the main entrance was not functioning around the time the break in is thought to have occurred. He was also disappointed that management had not notified all of the board members of the break in.
- A member asked for prayers for Cathy Hankins as she isn’t doing well.
- Mike Cutrufelli spoke on behalf of the Women’s Club and wanted to mention the auction would be August 12th with a silent auction starting at 6pm with a live

auction at 7pm. Mike also stated he is the CERT team lake leader and they are looking for new members.

- A member stated he's owned property at Lake Santee for 29 years and has never seen so many violations on the water. He wanted to know why tickets are not being issued and he is concerned with the wake boats and their disruption on the water.
- A member stated they've recently experienced someone knock on their door late at night with no one there. The member also is concerned with wake boats.
- It was brought up that we need to find a balance on the regulation of boat sizes and horsepower to help offset the costs associated with maintaining the lake against aggressive boating. It was suggested that we review the rules to determine what could be changed to protect the fishing and water going forward.
- A member provided a handout to the board on the previous reading of Rule 4.1 to possibly adjust the size of boats. He stated rules from other area lakes, safety on the lake, and water clarity. It was suggested we look at rules from other lakes to determine if there are any we could add, adjust our current rules, or even have a test members take before getting boat stickers.

CORRESPONDENCE

No correspondence was presented.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel stated she had nothing to present at this time.

Recreation – Carol Goodwin

Carol stated that Rusty Bladen did a fabulous job and there was a great time had by all. The Euchre Club, Women's Club Auction, Bass Tournaments, Trivia, and Movie on the Lawn are just a few things going on. Be sure to check the Smoke Signals for the most up to date schedule. Summer activities will start wrapping up soon.

Lakes & Beaches – David Martin

Dave stated he has been watching dirt dry on the dredging project. The umbrella project has started. We are waiting to determine the best way to fit the umbrellas for the vinyl to keep the birds out. They hope to have one umbrella completed by Labor Day Weekend.

Membership – Carol Goodwin

Carol presented the following new members:

- Charles & Martha Dieckmann Lot 354
- Mark & Pamela Ford Lot 1024,1025,1026
- Jason & Jessica Gilliam Lot 394
- Dewayne & Mary O’Sullivan Lot 1027
- Donald & Carol Smith Lot 1470

Community Room Committee – Carol Goodwin

Carol had nothing to report at this time.

Building Committee – Steve Gauck

The following building permits were issued in July:

Lot 806	Gary Tarzwell	Roof over existing boat dock
Lot 1385	Joe & Kelly Beischel	Tear down & build new home
Lot 679	Rosie Asher	Patio
Lot 846	Craig Duncan	Driveway culvert & Tile ditch
Lot 731	Dan Fehrman	Driveway culvert
Lot 626 & 627	Wilbert Nall	Tile ditch
Lot 620	Josh & Sherry Kellems	Above ground pool
Lot 329 & 330	Ken & Marsha Hockersmith	Unattached garage & culvert
Lot 1472	Mike & Angela Waltermann	Asphalt Roof & vinyl siding
Lot 640	Stephanie Peetz	Tile Ditch

Still pending were:

Lot 40-42	Matt Weisenbach	10’ X 16’ Outbuilding
Lot 329-331	Ken & Marsha Hockersmith	Black vinyl chain link fence

Clean Up – Steve Gauck

Letters were sent out by the clean up committee – Four first letters, two-second letters, and three thank you letters.

Roads & Maintenance – Polly Fox

Polly thanked the current board as (August 13th) we will have some new board members. She also mentioned that the flooring project for the restaurant is getting close to starting and we are just waiting on it to arrive. The flooring will be installed at night to not disrupt the restaurant’s business. The paving for the North entrance is getting closer as we are waiting for the litigation to be finalized. Brad stated we have received the documents and signatures are needed and then it will go back to the court to be finalized.

Polly mentioned the crack and seal on the portions of Santee Dr that had rejuvenation done would be completed in September once it's cooled off some. The lignin is almost all down. The maintenance staff has been busy mowing and she hopes that the shelter can be started in September.

Security – Ron Day

Ron stated that in regards to all the comments made by members that we would take everything into consideration and will do what we can to address them and keep things moving forward.

OLD BUSINESS

Security Boat – The canopy has been placed on the security boat and the lift will be put in place soon.

Long Range Planning Committee – Polly thanked everyone who completed the survey and that 15% of the membership completed it.

NEW BUSINESS

Election Committee – a change was needed for the election committee, as Brent Montgomery was not going to be available as he originally thought. Ron asked for a motion to replace Brent with Duane McKinley. Polly Ann Fox made a motion to accept this change with a second made by Dave Martin. Motion carried.

MANAGER'S REPORT

Brad asked for the board's approval on a write off as lot 354 was recently sold at Sheriff's sale and did not bring enough to pay what was owed as the seller had also filed bankruptcy. Carol Goodwin made a motion to accept a write off of \$1,555.59 with a second made by Angel Hocker. Motion carried.

Brad stated that someone from Orkin had recently stopped at the office and offered to do a free inspection of the building. The results showed no sign of pests, which means Cardinal Pest Control, is doing a great job.

A reminder was mentioned that the Annual Board Meeting is scheduled for August 13th at 2pm.

There being no further business, Dave Martin moved to adjourn, seconded by Carol, motion carried. The next regular meeting will be held on September 13 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary