

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 14, 2016

The Lake Santee Property Owners Association Board of Directors met on December 14, 2016 in the Community Room. President Ron Day presided and called the meeting to order at 7:30 PM. Other Directors present were Stephanie Peetz, Vicki Wilson, David Martin, Steve Gauck, Carol Goodwin and Polly Ann Fox. Employees present were Brad Jones, Jim Hornig (668) and Joe Jarman (92). Members present were Claude and Shirley Livesay (530), Fae Cutrufelli (172), Buddy and Terri Suiters (1416), Ed Fox (366), Dick and Judy Veach (1384) and Nancy and Clair Fredrickson (348).

President Day called for a review of the minutes of the November 9, 2016 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Steve Gauck.

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:

Apparelmaster	\$	254.36	Lawson Products	\$	99.47
Best Way Disposal	\$	799.02	Murphy Insurance Agency	\$	61.00
Cardinal Pest Control	\$	45.00	New Point Stone	\$	283.85
Cardmember Service	\$	404.85	Premier Companies	\$	916.89
Colonial Life	\$	159.50	RBSK	\$	201.00
Decatur Co. REMC	\$	1,056.49	Stones Napa	\$	9.45
ETC	\$	121.91	Summitt Microsystems	\$	50.00
Frontier	\$	247.04	The Office Shop	\$	40.66
Gillman Home Center	\$	343.75	Tim Lecher Farm Ser.	\$	401.38
Hoeing Supply Inc.	\$	29.42	Tom Sibbitt Checrolet	\$	441.14
Indiana Media Group	\$	508.60	VG Auto Repair	\$	549.98
Brad Jones	\$	166.22	Watkins Cleaning Serv.	\$	175.00
Kings Asphalt	\$	2,350.00	Whitlocks Pressure Wash	\$	365.00
LSPOA-Petty Cash	\$	157.38	Kramer Kreations	\$	175.76
Lake Santee RWWD	\$	521.51	TOTAL	\$	10,935.63

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

MEMBER INTRODUCTIONS AND COMMENTS

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

Joe Jarman (92) – Joe wanted to thank the community for the continued support and encouragement after he was diagnosed with cancer. Joe reported he is now cancer free – Congratulations Joe!

Jim Hornig (668) – Jim wanted to address the report of missing mail from a member mailbox. As always, watch what is going on and if you see something suspicious please call security. Check with the sender of the envelope to see if there was money or something else included. If you have opened mail please feel free to call the US Postal Service.

CORRESPONDENCE

No correspondence was presented during the meeting.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Ron reported in Angel's absence that there was nothing at this time.

Recreation – Carol Goodwin

Carol presented the winners for the 2016 Christmas Lighting Contest.

- ✂ Best Use of Lights – Lot 943, Brent & Jill Montgomery
- ✂ Judges Choice – Lot 705, Sharon & Pat Connerly
- ✂ Most Original – Lot 236, Katherine Mueller
- ✂ Best Overall – Lot 526, Russ & Joan Stenger
- ✂ Best Theme – 1355, Stephen & Janet Kulpinski
- ✂ Honorable Mention – Lot 708, Shannon & Nancy Adderley

Breakfast with Santa will be December 17th with Santa arriving at 10am.

Carol is working on the 2017 recreation schedule and thanked both Friends of Wildlife and the Bass Club for submitting their 2017 calendar of events to her. She is currently looking at having bands May-August. Recreation has acquired a screen and will be purchasing a projector to have a family movie night on the lawn once a month. There will be no corn hole tournaments this year since there wasn't enough interest.

Lakes & Beaches – David Martin

Dave has been in contact with Scott Thomas of Thomas docks. We are still waiting on Scott to deliver the vinyl for the umbrellas. Dredging is scheduled for this spring. No other items at this time.

Membership – Vicki Wilson

Vicki presented the following new members:

- Aric & Polly Durr Lot 1386
- Jason & Amber Friddle Lots 406, 407, 418, 419
- Joshua Steffe Lot 336

Community Room Committee – Vicki Wilson

Vicki reported the regular monthly meetings were held in the community room.

The Women's Club did hold a merchandise sale on November 19th and the community room was rented for a birthday party.

Building Committee – Steve Gauck

The following building permits were issued in November:

- Stephen & Lisa Bridges, Lot 1388 Extend patio w/pavers & block sea wall
- Glenn & Debra Dieckmann, Lot 95 Attach garage to house & addition to garage
- Carla McBride, Lot 1336 Driveway culvert
- Gary & Kathy Tarzwell, Lot 806 Asphalt shingle roof
- Russell & Joan Stenger, Lot 525-527 Rip Rap Shoreline
- Josh & Erin Walton, Lot 48 10' x 16' Storage Building
- Mark Pitzer, Lot 327 Asphalt shingle roof
- Rolla Millspaugh, Lot 907 New driveway culvert
- Terry & Polly Fox, Lot 881 Demolish home & rebuild.
New siding, window & doors on existing unattached garage.

Clean Up – Steve Gauck

Steve stated the committee sent out 3-first letters, 1-second letter, 3-third letters, 3-fines and 1-“Thank You” letter. Five homes are on watch.

Roads & Maintenance – Polly Fox

Polly stated maintenance has been working on the mailboxes, preparing the equipment for winter, and grading some gravel roads. They are waiting for the ground to freeze to allow them to work on the erosion issue on 137. Maintenance is also working with King's Asphalt on a solution for where the roads were repaired.

Polly wanted to remind everyone if you see something that is in need of repair please call or visit the office so a work order can be submitted.

There have been a few requests that snow removal start earlier this winter (before 7am). Polly will be getting with maintenance and Brad to see what can be done to accommodate this request and make it easier for members leaving the lake of an early morning.

Polly spoke about numerous requests for improving our gravel roads. We understand this is becoming more of an issue and we will try to address these requests as we can.

Security – Mike Cutrufelli

Ron reported in Mike's absence that he would like to thank security for their continued hard work and time. Mike is currently working with Greg on replacing the security boat. We hope to have quotes finalized before the January meeting.

OLD BUSINESS

Mailbox clusters – As weather allows maintenance will continue to work on the mailbox clusters. Ron thanked Delane Erdosy for helping call members. The cluster at Ontario will be next.

Pollinator/Monarch Habitat – Steve spoke in regards to the pollinator/monarch habitat. We are looking at moving forward with this project in the recycle center area and possible something on the north end of the lake that is owned by RWWD. This is a long-term agreement (10 year) with the US Fish & Wildlife service. We have volunteers to help with the planting, a drill from the Franklin County NRCS, and LSPOA providing a tractor to pull the drill.

We are starting a little late and will need to spray to kill the fescue there. If we have a break in the weather we might still be able to spray, if not we would spray in the spring.

At this time Steve would like to make a motion to move forward. The US Fish and Wildlife will be providing the seed and directions on how the habitat is to be managed. We would start with the recycle area and possible add some areas owned by the water district (with their permission). Ron did mention if we fail on the agreement there would be a penalty. Steve mentioned it is a 10-year agreement. If we determine half way through we no longer wish to maintain the habitat we would owe the US Fish and Wildlife a pro-rated portion of the cost of the seed. The US Fish and Wildlife recommend weed control. Wildflowers will be planted towards the front of the habitat. We want the habitat to look nice and be a functional habitat as well.

Motion seconded by, Carol Goodwin.

NEW BUSINESS

Restaurant – Ron mentioned the Board had received a letter from Stacy House stating a request to lease the restaurant for one year beginning January 1, 2017. The name is Dockside

Bar & Grill. Winter hours would be Monday-Friday 11AM-9PM, Saturday-Sunday 9AM-9PM. Summer hours will be extended to 10PM on Friday and Saturday nights. Breakfast will be served on Saturday-Sunday from 9AM-Noon.

The Board has reviewed the standard lease with only one small adjustment being added in regards to lessee obtaining a license to sell tobacco products and is required to follow all tobacco laws. The restaurant will remain non-smoking. The language was added as a request from Stacy as she previously sold tobacco products. Our attorney added the language to protect both parties at our request.

A member in the audience brought up vaping since that has become a substitute for smoking. The lease does not specify this, however, Brad will speak with the attorney to see if there is a way to clarify it further. To the Boards knowledge Stacy did not previously allow patrons to vape in the restaurant and Ron would bring this up to her for discussion.

Carol noted we have had other people look at the restaurant; however, no one was interested in renting it at this time.

Ron requested a motion to approve the one-year lease subject to speaking with our attorney in regards to a clarification in regards to the current state laws on vaping. Motion by Polly Fox and seconded by Carol Goodwin.

A member in the audience wanted to clarify if the lake reduced the rent any on the restaurant. Ron confirmed that the rent did stay the same. The lake is responsible for maintaining the building and will continue to do so. Essentially the lake breaks even on the restaurant after paying for repairs, upkeep, and maintenance. There is no intention for dues to be used to subsidize the restaurant. The rent will cover the lakes costs associated with maintaining the building.

MANAGER'S REPORT

Brad stated that the phones have successfully been switched from Frontier to ETC saving approximately \$300 per year.

Brad received the deed from the tax sale in 2015 and the property located at 1536 Mohican is for sale for \$2,500.

An email was received from the postage machine company that metered mail will be going down \$0.01, however, stamps are increasing \$0.02.

The appeal on property taxes was successful for the 10 parcels in the power lines. The lake will no longer be paying property taxes for those parcels. This will save around \$400 per year

on taxes. There are a few other pieces of property Brad is going to check on to see about reducing/eliminating taxes.

The office will be closed the following for the holidays.

Dec. 22nd at Noon and will reopen Dec 27th.

Dec. 30th and will reopen Jan 3rd.

As always, check the website and Facebook page for updates.

In regards to 2017 Budget

Ron wanted to take a minute before adjourning to share with the membership that the board has been addressing the upcoming budget for 2017. Going forward we are trying to address a lot of the issues brought forth by the 2007 planning committee such as concerns with the roads and the need to dredge. The board is taking the budget process seriously, trying to maintain the lake in the condition that members expect. With that said, we are continuing our work on the budget trying to address multiple requests (secondary roads, main roads, dredging, the beach, umbrellas, and dam face).

There being no further business, Dave Martin moved to adjourn, seconded by Polly Fox, motion carried. The next regular meeting will be held on January 11, 2017 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary