

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.  
 BOARD MEETING MINUTES  
 February 12, 2014

The Lake Santee Property Owners Association Board of Directors met on February 12, 2014 in the Community Room. Vice - President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Richard Veach (by conference call), Jim Acton, Angel Hocker, Polly Ann Fox, Randy Ostendorf and Jim Massingale. Employees present were: Joe Jarman and Jim Hornig. Members and guests present were: Scott Gibbs (352), Nancy and Clair Fredrickson (348), Paul Gosnell (1147), Bill McVay (943), Michael Cutrufelli (172), Tom Hoffman (131), Charles (Buddy) and Terri Suiters (1416),

Vice - President Doug Lecher called for a review of the minutes of the January 8, 2014 meeting. **The minutes were approved on a motion by Polly Ann Fox, seconded by Angel Hocker.**

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

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

Alerding & Company	\$ 90.00	Brad Jones	\$ 98.28
AmeriGas Propane	\$ 2,830.73	Koors Heating & Cooling	\$ 4,320.00
Apparelmaster	\$ 209.40	Lake Santee RWWD	\$ 488.71
Kenneth Baughman	\$ 80.00	New Point Stone Co.	\$ 379.52
Best Way Disposal	\$ 488.17	Office Shop	\$ 69.90
Bingham Greenebaum Doll	\$ 180.00	Premier Companies	\$ 2,098.75
Cardinal Pest Control	\$ 45.00	Rydin Decal	\$ 2,683.91
Cardmember Service	\$ 1,300.51	Scheidler Glass	\$ 68.05
Circle Printing	\$ 246.10	Devan Sieg	\$ 143.17
Colonial Life	\$ 239.25	Tim Lecher Farm Service	\$ 111.87
Decatur County REMC	\$ 1,424.72	Tops Home Center	\$ 102.47
Frontier	\$ 233.46	Verizon Wireless	\$ 147.91
Gillman Home Center	\$ 693.83	Wallpe & Trenkamp	\$ 178.65
Greenbg/Decatur Chamber	\$ 258.00		
Greensburg Tool & Supply	\$ 67.95	<b>Total:</b>	<b>\$19,278.31</b>

**After presentation, the bills were approved for payment on a motion by Randy Ostendorf, seconded by Jim Massingale.**

## **MEMBERS INTRODUCTION AND COMMENTS**

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

Bill McVey reported that the state permits for the new fire station have been requested. Things are moving rather quickly. A new mailing will be sent out soon listing all upcoming fundraisers. The Chili's restaurant in Greensburg will be participating in the "Chili's Give Back Program" with the Clarksburg Community Volunteer Fire Department on March 5 & 19 and April 2 & 16. Take a voucher when you visit the restaurant on those dates (dine in or to go) & Chili's will donate 10% of each bill to the CCVFD. Vouchers are available at the Lake Office, inside Smoke Signals, and from CCVFD fire fighters.

## **CORRESPONDENCE**

Brad Jones distributed 5 more letters from members concerning the back gate to Board members.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Doug Lecher**

**Dick Veach presented the second & third reading of changes related to the community room as follows:**

#### 15.3 FACILITIES AVAILABLE

f) The room is fully carpeted except for the Kitchen area.

#### 15.5 FEES & DEPOSITS

b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit. This would include meetings, birthday parties, showers, etc.

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.

d) Functions beginning after 6:00 p.m. of more than three hours duration, (other than wedding receptions) shall be charged \$125.00 rental and \$125.00 damage deposit.

e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged \$175.00 rental and \$175.00 damage deposit.

f) Wedding receptions shall be charged \$235.00 rental and \$235.00 damage deposit.

#### 15.7 DECORATING

a) No nails, staples, tacks, or tape are to be used on walls ceilings, doors, or trim.

b) Extreme caution must be exercised when using candles.

c) If scheduling permits, decorating may be done in advance of reservation time.

#### 15.8 CLEANUP

f) All tables and chairs are to be stored in the designated closets

**The second reading was approved on a motion by Angel Hocker and seconded by Polly Ann Fox.**

**The third reading was approved on a motion by Jim Acton and seconded by Randy Ostendorf.**

### **Recreation – Devan Sieg**

No Report. A full report will be given next month on upcoming activities.

**Lake & Beaches – Larry Foster**

No Report

**Membership – Angel Hocker**

Angel presented the following new member:

Thomas & Mary Tapke	Lot 284
Jeffrey Irwin & Tammy Williams	Lot 205

**Community Room – Angel Hocker**

No Report (see rule changes above)

**Building Committee – Polly Ann Fox**

The following building permit was issued this month:

Tony & Connie Adelman, Lot 198    Addition to existing boat dock

Section 12 of the Rules & Regulations which pertains to building and building permits will be reviewed and recommendations will be made at the March Board meeting. Doug clarified for the members present as to what that review would encompass.

**Clean Up – Polly Ann Fox**

The Clean Up Committee did not get a chance to tour the property due to inclement weather.

**Roads & Maintenance – Randy Ostendorf**

Brandon reported to Randy that our salt/sand supply is still in decent shape and should get us through the rest of the winter.

**Security – Jim Massingale**

Jim asked about the process of replacing the new speed bumps with lower ones, and Brad will report back in March on the progress.

The Security Report will be posted in the Smoke Signals.

**OLD BUSINESS**

None

**NEW BUSINESS**

Approve dredge contract - The dredging contract with Dredge Resources of Olney, IL, for the 2014 summer was discussed. The board discussed spending \$50,000 for dredging

along with the scope of work. Homeowners will responsible for paying the Dredge Resources for any private work they have requested.

**The contract was approved after a motion by Jim Massingale, seconded by Randy Ostendorf.**

ILMS – Conference - The Indiana Lake Management Society holds an annual conference with sessions that could benefit Lake Santee. The Board would like to send 4 people to the 2-day conference on March 20-21 at \$95.00 a person. **Angel Hocker made a motion to accept this recommendation, seconded by Jim Acton. Motion passed.**

### **MANAGER'S REPORT**

Brad Jones reported that \$620.15 has been collected in bad debt during January. Statements for dues & assessments were mailed on February 10<sup>th</sup> and are due before April 2<sup>nd</sup> without penalty. A reminder that dues have been increased \$20.00 but boat and golf cart permits remain the same. 54 more golf cart permits were issued in 2013 compared to 2012, so please be aware of those driving golf carts this summer.

Brad has negotiated a better contract for propane with a different provider which should protect us from huge price fluctuations.

Summer office hours begin March 1<sup>st</sup>, with the Lake Office being open on Saturdays from 9am – 3pm.

Brad thanked Dave & Renee Norman (Lot 207) for a generous donation of 6 benches to be placed under the beach umbrellas on the main beach.

Please check Facebook and the website for the latest updates.

**There being no further business, Randy Ostendorf moved to adjourn, seconded by Angel Hocker, motion carried.** The next regular meeting will be held on March 12, 2014 at 7:30 PM in the Community Room.

Respectfully submitted,  
James Acton, Secretary