

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**February 10, 2016**

The Lake Santee Property Owners Association Board of Directors met on February 10, 2016 in the Community Room. In Dick Veach's absence, Polly Ann Fox presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Vicki Wilson, Jim Massingale, Carol Goodwin, Ron Day and Mike Cutrufelli. Dick was part of the meeting via phone, and David Martin was unavailable while on vacation. Employees present Joe Jarman (92), Brandon Litmer and Brad Jones. Members present were Clair and Nancy Fredrickson (348), Stephanie Peetz (640), Ronda Peetz (941), Tom Hoffman (131), Jenni Hanna (245), and John Lecher (999).

Polly called for a review of the minutes of the January 13, 2016 meeting. The minutes were approved on a motion by Mike, seconded by Carol.

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:

Apparelmaster	\$171.52	Laker Electric & Plumbing	\$37.11
Paul Bedel	\$150.00	New Point Stone Co.	\$1,657.85
Bingham Greenebaum Doll	\$98.50	Premier companies	\$1,656.01
Cardinal Pest Control	\$45.00	Rydin Decal	\$2,882.26
Cardmember Service	\$984.06	Summitt Microsystems	\$50.00
Colonial Life	\$ 239.25	The Office Shop	\$65.46
ETC	\$2,692.57	Tops Home Center	\$180.03
Frontier	\$236.81	Verizon Wireless	\$122.58
Gillman Home Center	\$847.02	Vinyl Solutions	\$40.60
Carol Goodwin	\$189.76	Wallpe's Feed & Supply	\$52.50
IDNR-Division of Water	\$200.00	Wickens & Wickens	\$1,669.21
Brad Jones	\$164.06	Lake Santee RWWD	\$ 381.32
		<b>TOTAL:</b>	<b>\$14,813.48</b>

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

## **MEMBER INTRODUCTIONS AND COMMENTS**

Members were asked to introduce themselves and were given the opportunity to express comments. No comments.

## **CORRESPONDENCE**

None at this time.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Polly Ann Fox**

Nothing at this time.

### **Recreation – Carol Goodwin**

Carol announced the following events:

- The boy scouts will be helping fill Easter eggs and will also help hide them for the hunt on March 26, 2016.
- June 18th ETC will be sponsoring the band at the beach and will be holding a golf-cart giveaway.
- Wade Amos has volunteered to help Carol with the recreation activities. A friend's band will be playing at the beach and splitting the cost with recreation. The band is nationally acclaimed *Chicago Farmer* who will be entertaining residents on June 25th..
- July 2nd another band will be filling the lake with music on the beach.
- March 19th is the Chili Cook Off at the fire station.

### **Lakes & Beaches – David Martin**

Dick spoke on behalf of David and announced that they were setting up a conference call with Scott Gibbs, Scott Thomas and David to discuss dredging and dredging options. Scott Gibbs will be taking more aerial photos of the Lake with his drone to see where dredging needs to take place. The group will then get a plan together for short and long term procedures/needs. He also stated that the dam is scheduled to be closed on March 1.

### **Membership – Vicki Wilson**

Vicki presented the following new members:

- Ronnie & Stacey Tuley            Lot 721
- Louis & Lori Hudepohl           Lot 1567

### **Community Room Committee – Vicki Wilson**

Vicki announced that the community room has hosted all of the normal monthly meetings and events as well as the Meth Recognition class. She stated that this was very successful. Members present stated how beneficial it was and Vicki stated that realtors, maintenance staff, security and Friends of Wildlife members were all in attendance.

### **Building Committee – Jim Massingale**

The following building permits were issued during January 2016:

- Derek Roudebush, Lot 264,265                      Boat Dock
- Carla McBride, Lot 1336                              Boat Dock
- Orlando Hernandez, Lot 873                        Room Addition
- Kevin Kennelly, Lot 23                                Concrete Seawall

### **Clean Up – Jim Massingale**

Jim stated that the committee sent one second notice, one third, and a “Thank You” to the member that had received the third notice.

### **Roads & Maintenance – Ron Day**

New Point Stone brought out a hundred tons of stone that the crew put down on the secondary roads. The Lake is looking at using geotech on some of the secondary roads to help firm them up and keep the stone on the roads.

The maintenance crew will be beginning renovations on the beach restrooms next week.

### **Security – Mike Cutrufelli**

Mike began by thanking the security crew for their numerous hours and miles patrolled. Mike stated that the meth training went very well and had a great turn out thanks to Chip Ayers and Brad Jones. The men are working on setting up another training that will be open to the community in the spring.

Security uniforms have been ordered from Rivera Screenprinting.

The security boat has been taken to the Lake Santee Marina where 7 ribs have been repaired and the boat fixed. A work order has been placed to repaint the boat as well.

Mike also gave a few security updates for the common good:

- paddle boats and inflatables must have stickers and lot numbers, failure will result in an immediate citation.
- post all building permits
- no signs in yards

Mike stated that members can see the full report posted in Smoke Signals.

## **OLD BUSINESS**

### *ETC Update*

Jenni Hanna stated that all phases of the fiber optic install are now complete and open for orders. Jenni apologized that things took longer than they were planning but the weather got too warm and the ground too soft to get onto people's property.

Jenni also stated that ETC will be giving away its third prize pack of a kayak March 15. ETC is also having another sign-up event on April 2nd from 9:00am-11:00am in the Community Room.

On June 18th, ETC will be sponsoring a band at the beach following the golf cart run. They will have a booth set up at the beach and will be giving away a golf cart.

### *Secure Mail box update*

The secure mailbox is set in place and ready for use. The box will be checked daily. Brad suggested putting the flag up when placing mail inside. Again, the Board would like to thank the Booster Club for the new secure box.

## **NEW BUSINESS**

### *Nothing to report*

## **MANAGER'S REPORT**

Brad was pleased to announce that Jesse Baughman, in maintenance, has passed his second licensure for water.

Brad also informed the Board and members that property tax laws have changed yet again. Lots that are considered common use were recently valued at \$0 but will now go back to appraisal at fair market value. Brad will have to file for an exemption each year on each common property lot. The Lake also has to have the common properties re-deeded to show that it is common property and not for resale. The Lake's attorney, Robert Wickens is drawing up the new deed and a letter to be submitted for the yearly exemption request.

Dues notices will be mailed out Friday and are due March 1, past due after April 1st. Dues this year are \$630.

Continue to check the website and Facebook page for updates, news, and pictures.

There being no further business, Carol moved to adjourn, seconded by Mike, motion carried. The next regular meeting will be held on March 9, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary