

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**February 8, 2017**

The Lake Santee Property Owners Association Board of Directors met on February 8, 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, Vicki Wilson, David Martin, Steve Gauck, Carol Goodwin, Polly Ann Fox and Mike Cutrufelli. Employees present were Brad Jones and Joe Jarman (92). Members present were Chris & Debbie Ehrhard (915), Claude & Shirley Livesay (530), Tom Hoffman (131), Duane McKinley (11), Rick Johnson (543), Nancy & Clair Fredrickson (348), and Paul Gosnell (1147).

President Day called for a review of the minutes of the January 11, 2017 meeting. The minutes were approved on a motion by Mike Cutrufelli, 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	\$ 248.44	Greensburg Tool	\$ 158.73
Becker Electric	\$ 67.75	Brad Jones	\$ 222.92
Best Way Disposal	\$ 727.06	Kramer Kreations	\$ 232.50
Cardinal Pest Control	\$ 45.00	Lake Santee RWWD	\$ 504.26
Cardmember Service	\$ 1,162.37	Lawson Products	\$ 74.13
Circle Printing	\$ 380.92	LSPOA Petty Cash	\$ 173.89
Colonial Life	\$ 159.50	Murphy Insurance	\$ 75.00
Decatur County REMC	\$ 1,670.41	New Point Stone	\$ 911.72
Draper Inc	\$ 94.85	Premier Companies	\$ 1,934.32
ETC	\$ 397.86	Stone's Napa	\$ 20.00
Expression Florists	\$ 72.76	The Office Shop	\$ 49.20
Gillman Home Center	\$ 1,409.73	Tom Sibbitt Chev	\$ 77.16
		Tops Home Center	\$ 69.31
		<b>Total</b>	<b>\$ 10,939.79</b>

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

## **MEMBER INTRODUCTIONS AND COMMENTS**

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

No comments from members during the introductions.

## **CORRESPONDENCE**

A letter was received from Bill Maxwell for the Clarksburg Christian Church. They would like to use the Community Room on June 10<sup>th</sup> 11am-1pm for the Clarksburg Christian Church free luncheon and kids activities. There will be two bounce houses, a DJ, and kids games. A motion was made by Mike Cutrufelli to approve the free luncheon and activities. The motion was seconded by Dave Martin, motion passed.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Angel Hocker**

Nothing to report at this time.

### **Recreation – Carol Goodwin**

Please note a day change for the Easter Egg Hunt on the recreation schedule. The new date will be **April 15<sup>th</sup>**.

The Bass Club swap meet has a new date of **March 11<sup>th</sup>**.

The bands have been booked for the summer months.

- May – The Smiley's
- June – Captain Dan Mobley
- July – Spirit of Roth
- August – Rusty Bladen.

Carol asked for a motion to sell five corn hole sets with bags since they were not utilized as hoped last summer. The lake will be keeping one set. The motion was seconded by Angel Hocker, motion passed.

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

Dave presented a letter from Thomas Docks who will be doing the dredging. The full letter will be printed in the Smoke Signals; however, here are some of the main points from the letter.

- Estimated project time is 45-60 days.

- ALL boaters are to remain clear of the dredging area and please limit navigation in the dredging area to daylight hours only.
- Temporary block concrete anchors will be placed in the dredging area. The anchors will be connected together with cables.
- Under no circumstances shall anyone access or board any equipment used by Thomas Docks.

Dave also mentioned that in the dredging area they would stay back 40-50 feet from docks and shorelines. The vinyl sample for under the umbrellas is scheduled to be dropped off over the weekend. A member asked when the closing of the gate on the dam would be and Brad stated no later than March 1<sup>st</sup>.

### **Membership – Vicki Wilson**

Vicki presented the following new members:

- Michael & Diane Titus Lot 603 & ½ of 602

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

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

Vicki requested a motion to approve a Chili Cook-off presented by the Clarksburg Volunteer Fire Department on Saturday, March 18<sup>th</sup> from 5-8pm. Categories will be Best Recipe, Best Presentation, and Best Name. Set-up will be from 2:30-4:45. Motion seconded by Carol Goodwin, motion passed.

### **Building Committee – Steve Gauck**

The following building permits were issued:

- |                                       |                 |
|---------------------------------------|-----------------|
| • John & Lisa Clark, Lot 1420, 1422   | House           |
| • Doug & Lisa Butt, Lot 748, 749, 750 | House & Culvert |

### **Clean Up – Steve Gauck**

The clean up committee did not meet in January as typically the weather isn't good enough to allow for clean up. Five homes remain on the watch list.

### **Roads & Maintenance – Polly Fox**

Mailbox clusters have been completed at Huron Trail, Ontario Trail, Dru Cove, Mohave Trail, Cayuse Trail, Wasco Trail, and Molala Trail. Mailbox clusters to be completed next will be Itawamba Trail and Oneida Trail.

### **Security – Mike Cutrufelli**

Mike started by thanking the security team for their hard work. He thanked Dean for helping cover Jim's shifts while he is out. The boat has been ordered and once it comes in each member of the security team will be trained on proper use.

### **OLD BUSINESS**

#### *Long Range Planning Committee Update*

Polly Ann Fox provided a quick update on the Long Range Planning Committee as they recently held their first meeting. The committee is made up of 10 members and will hold a meeting monthly. They hope to provide a strategic plan for the next 3-5 years with a plan for implementation, how to fund, and measure the results. There will be an open meeting on May 7<sup>th</sup> for all members to attend. The committee hopes to have a plan ready to present to the board by September.

#### *Pollinator Habitat*

Steve Gauck gave a quick update on the Pollinator Habitat. He will be watching as the weather starts too warm up to see when the best time to spray to kill the grass in the areas where the planting will take place. Ron verified with Steve that we would have Banks Lawn Care do the spraying. Volunteers will be needed when it is time to plant.

### **NEW BUSINESS**

No new business at this time.

### **MANAGER'S REPORT**

Brad reported that the 2017 invoices have been printed and the envelopes stuffed. They will be mailed on February 15<sup>th</sup>. The due date is March 1<sup>st</sup>, however, they are not past due until after April 1<sup>st</sup>. After April 1<sup>st</sup> a 10% penalty will be charged.

In January \$3,845.68 was collected in bad debt. Brad will be working with the attorney on the possibility of foreclosing on a few properties.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on March 8<sup>th</sup> at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary