

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
January 8, 2014

The Lake Santee Property Owners Association Board of Directors met on January 8, 2014 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Doug Lecher, Jim Acton, Angel Hocker, Larry Foster (by teleconference), Polly Ann Fox, Devan Sieg, Randy Ostendorf and Jim Massingale. Employees present were: Joe Jarman, Jim Hornig, and Jed Barnett. Members and guests present were: Scott Gibbs (352), Nancy and Clair Fredrickson (348), Paul Gosnell (1147), and Bill McVay (943).

President Veach called for a review of the minutes of the December 11, 2013 meeting. **The minutes were approved on a motion by Angel Hocker seconded by Devan Sieg.**

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:

AmeriGas Propane LP	1,713.53	Lake Santee RWW	449.07
Apparelmaster	125.64	New Point Stone Co.	299.60
B.W. Rogers Company	46.32	Premier Companies	1,417.03
Bingham Greenebaum Doll	560.00	Stone's Napa	356.43
Cardinal Pest Control LLC	45.00	Top Notch Tool & Eng.	96.00
Cardmember Service	1,158.28	Tops Home Center	19.88
Colonial Life	159.50	Verizon Wireless	147.79
Decatur Co REMC	13.01	Wallpe's Feed & Supply	42.00
Frontier	233.73	Best Way Disposal	760.01
Grnsbg Decatur Chamber	105.00		
Brad Jones	76.25	<b>Total:</b>	<b>7,998.07</b>
LSPOA-Petty Cash	174.00		

**After presentation, the bills were approved for payment on a motion by Angel Hocker, seconded by Polly Ann Fox. Motion carried.**

#### **MEMBERS INTRODUCTION AND COMMENTS**

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

Nancy Fredrickson requested an update on the electronic sign at the entrance that is not functioning. Brad and Brandon will look into the issue when the weather is more conducive.

Bill McVay reported that the Lake Santee CERT Team was used extensively during the inclement weather in Greensburg. The CERT Team was a vital component to Decatur County Emergency Management's response to the county's issues caused by the weather.

## **CORRESPONDENCE**

Brad Jones reported that he has received some correspondence from the open letter in the Smoke Signals regarding the back gate has passed them on the LSPOA Board of Directors.

Dick Veach thanked all of the members that have sent correspondence on this matter.

## **COMMITTEE REPORTS**

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

Doug proposed updates to the rules related to the usage of the community room (Rule 15.3). Most of the changes are in wording and rental fees.

He read the first reading of the following changes:

Proposed Community Room Rule Changes (Changes are underlined.)

## **COMMUNITY ROOM**

### **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

Doug Lecher made a motion to accept the new rule changes and the motion was seconded by Angel Hocker. Motion passed on the first reading. Second reading on the rule change will be at the February 12<sup>th</sup> Board meeting.

### **Recreation – Devan Sieg**

Devan reported that due to inclement weather and scheduling conflicts, Breakfast with Santa had to be canceled. Devan is working on planning Spring and Summer events.

“Turn on the Lights” pictures are posted in the January edition of the Smoke Signals.

Thanks to the judges who help judge this contest.

### **Lake & Beaches – Larry Foster**

Larry gave an update on the dredging project and details can be found in the January edition of the Smoke Signals. The project was \$12,000 under budget since the crew started late and due to weather could not work as long as planned. Disruptions to lake

activity were minimal during this phase of the dredging project. He anticipates the same company to start dredging again in the early summer, and the intent is to have the company get to the members who have requested them to dredge around their dock this summer.

### **Membership – Angel Hocker**

Angel presented the following new member:  
Doug Powers                Lots 531, 532, 533, 534

### **Community Room – Angel Hocker**

No Report.

### **Building Committee – Polly Ann Fox**

The following building permits were issued this month:  
Ray Kaelin, Lots 774,775,776                Dwelling & driveway

### **Clean Up – Polly Ann Fox**

The Clean Up Committee toured the lake on Dec. 4.  
6 properties were put on Continuous Watch. One property was taken off the list.  
One fine was put on hold, and 5 first letters were sent out.  
On Dec 20, 10 properties were put on the watch list and one property was sent a letter.

### **Roads & Maintenance – Randy Ostendorf**

Randy thanked the Maintenance Team for the hard work on clearing the roads with all of the snow and ice this winter.

### **Security – Jim Massingale**

The Security Report will be posted in the Smoke Signals. Thanks to the Security Team for looking after residents during the inclement weather.

### **OLD BUSINESS**

#### **RWWD Management Agreement**

The agreement has been finalized with the RWWD for 2014.  
Jim Acton thanked Bill McVay, Scott Gibbs, and Brad, Debbie, and Brandon for their assistance in putting this agreement together.  
Doug lecher made a motion to accept this agreement, which was seconded by Randy Ostendorf. The motion passed.

### **NEW BUSINESS**

#### **2014-2015 Budget**

The LSPOA budget was presented for the 2014-2015 year after three budget meetings held in December.  
The budget presented includes revenue of \$799,900 and expenditures of \$795,320  
The Board of Directors recommends a \$20.00 increase in assessments to cover present and future additional operating expenses and to fund various necessary projects. There will not be any increases in boat, slip, or golf cart fees. Brad and Debbie's hard work on

collections has helped our income side.

Jim Acton made a motion to approve the 2014-2015 budget which was seconded by Jim Massingale. Motion passed.

### **MANAGER'S REPORT**

Brad and Brandon are working on figuring out the malfunction of the sign at the entrance. Brad Jones recommended that the board write off \$1024.13, which includes mowing fees on a tax sale property LSPOA now owns and a property sold through a Sheriff's Sale. Polly Ann Fox made a motion to accept this recommendation, seconded by Devan Sieg. Motion passed.

Brad also asked the board to allow him and Brandon to attend a management training seminar held in Greensburg at a cost of \$129.00 per person, sponsored by the Greensburg/Decatur Co Chamber of Commerce. Devin Sieg made a motion to accept Brad's proposal which was seconded by Angel Hocker. Motion passed.

Brad also reported that the Bass Club has a new Face Book page which is linked to Lake Santee's website and Face Book page.

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

Respectfully submitted,  
James Acton, Secretary