

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 8, 2015

The Lake Santee Property Owners Association Board of Directors met on July 8, 2015 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Ann Fox, Angel Hocker, Carol Goodwin, Larry Foster (by phone), Jim Massingale, Mike Cutrufelli, Ron Day and John Lecher. Employees present were Joe Jarman (92), Cathy Hankins (1482), and Brad Jones. Members and guests present were: Rick Johnson (543), Maurice Goodwin (894), Russ Stenger (525), Nancy and Clair Fredrickson (348), Paul Gosnell (1147), Phyllis Schilling (530), Bob and Karen Jackman (1378), Michael and Denise Dora (550), Chris and Debbie Ehrhard (915), Neil Jackman (911), Scott Gibbs (352), and Vicki Wilson (510).

President Veach called for a review of the minutes of the June 10, 2015 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Polly Ann Fox.

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:

Alerding & Company	\$ 475.00	New Point Stone Co.	\$ 544.88
Apparelmaster	\$ 171.52	Premier Companies	\$1,834.89
Becker Electric Supply Co.	\$ 253.69	Prince Minerals	\$3,566.22
Bedel, Paul	\$ 225.00	Raver Ready Mix Concrete	\$ 296.71
Best Way Disposal	\$ 761.95	Rivera Screenprinting	\$ 118.00
Cardinal Pest Control	\$ 45.00	Roudebush, Derek	\$ 67.00
Cardmember Service	\$ 602.86	Stone's Farm Service	\$ 46.87
Colonial Life	\$ 159.50	Stone's Napa	\$ 108.67
Frontier	\$ 245.04	Summit Microsystems	\$ 50.00
Greensburg Tool & Supply	\$ 376.30	Tim Lecher Farm Service	\$ 854.30
Hellmich, Chris	\$ 175.00	Tops Home Center	\$ 307.45
Jones, Brad	\$ 197.73	Verizon Wireless	\$ 121.05
Kramer Kreations	\$ 58.00	Vinyl Solutions	\$2,163.65
Lake Santee Marina	\$ 361.33	Wickens & Wickens	\$ 380.00
Lake Santee RWWD	\$ 504.49	July 4th Music	\$ 700.00
Negangard Party Rentals	\$ 481.50	TOTAL:	\$16,253.60

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

Dick mentioned that the time capsule is finished and was set in place in front of the Lake Office on July 3, 2015. The maintenance crew did all of the concrete work and did a nice job of getting this done.

MEMBERS INTRODUCTION AND COMMENTS

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

Rick Johnson commended the Lake for an awesome fireworks display this year. Neil Jackman, Phyllis Schilling, Maurice Goodwin, and Nancy Fredrickson echoed this statement. Nancy also suggested moving the launch point for the fireworks down toward the center of the dam some because some of the lower launched fireworks were difficult to see. Neil Jackman also thanked the board for continuing to keep the North gate open and inquired about how much money the lake collected in firework money donations. Vicki Wilson applauded the lake for bringing in extra police to help enforce safety during the 4th of July weekend and celebration and that she appreciated the extra money that was put into the fireworks display. She asked if we could put the extra police in the by-laws to always have the extra security (police) during the celebration. Dick assured her and the members present that this is already a set practice and part of the Lake's protocol. Vicki then asked about taking out the wire barrier by the North gate due to issues with mowing and weed eating. She thought removal of this barrier would help in appearance and with maintenance labor. Paul Gosnell asked that anyone with good pictures from the fireworks display and the 4th of July to get those to him for publication in the Smoke Signal.

CORRESPONDENCE

Brad stated that the board received another letter from Russ and Joan Stenger concerning the North gate. Dick stated that all of the Board members had a chance to read the letter and that we would be addressing this later in the meeting.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

Polly gave the second reading of rules concerning the amphitheater for the Board's approval as follows:

Amphitheater

16.1 WHO MAY USE:

a) The Association Board may reserve the Amphitheater for events as needed.

- b) Lake Santee clubs and organizations may reserve the Amphitheater for Board approved events.
- c) Members in good standing may reserve the Amphitheater for approved activities.
- d) The Amphitheater is not available to the general public, unless approved by the Board of Directors.

16.2 ACTIVITIES PERMITTED

- a) All activities shall be conducted in compliance with all applicable federal, state and local laws, as well as within the Rules and Regulations of the Association.
- b) Any activity judged by the Board to be destructive to the facilities or to be otherwise improper shall not be permitted.
- c) The Board of Directors reserves the right to refuse any individual, club, or organization the right to use the Amphitheater.
- d) Any activity at which food, drink, or other items are offered for sale, or at which admission or cover charges are contemplated must have prior approval of the Board.

16.3 FACILITIES AVAILABLE

- a) The Amphitheater is hexagon 31' at the widest x 15'6" maximum depth in size, or 305.78 square feet.
- b) Handicap accessible restrooms are available within the Beach restroom.

16.4 HOURS

- a) Sunday through Thursday: all activities shall cease prior to 10:00 p.m. (cleanup may continue quietly).
- b) Friday and Saturday: All activities shall cease prior to 12:00 midnight (cleanup may continue quietly).
- c) The hours may be extended by the Board of Directors for special functions.

16.5 FEES & DEPOSITS

- a) All functions of the Association, their designated committees, and Lake Santee clubs and organizations may be permitted without charge, unless special permit fees are required.
- b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit, plus any applicable permit or legally required fees.
- 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, plus any applicable permit or legally required fees.
- d) Functions beginning after 6:00 p.m. of more than three hours duration shall be charged \$125.00 rental and \$125.00 damage deposit, plus any applicable permit or legally required fees.
- e) Functions running through the afternoon and continuing past 6:00 p.m. shall be charged \$175.00 rental and \$175.00 damage deposit plus any applicable permit or legally required fees.
- f) All monies shall be collected by personnel in the Lake Santee Office.

- g) Damage deposit will be refunded within 48 hours of function, but not until the facilities have been thoroughly inspected. Deposit will have to be picked up at the Lake Santee Office or received by mail as requested.
- h) If inspection reveals incomplete cleanup including outside trash containers, and time allows, renter will be contacted for immediate follow up action. Otherwise, cleanup will be completed by lake personnel who will be paid with all or part of the damage deposit as necessary.
- i) If inspection reveals damage exceeding normal wear and tear, renter will be contacted to discuss and view damage. All or part of the damage deposit will be applied to replace items or repair items damaged as deemed necessary by the Lake Office personnel or the Board.

16.6 SCHEDULING

- a) All scheduling shall be done by personnel in the Lake Santee Office during regular office hours.
- b) A calendar of events and reservations will be available in the office.
- c) The Association Board, and Lake Santee clubs, and organizations may schedule the Amphitheater up to one year in advance.
- d) Members may reserve the Amphitheater up to six months in advance.
- e) A contract must be completed and signed at the time a reservation is made requiring a rental fee. A copy of the contract and rules will be provided to the renter.
- f) The rental fee is due at the time of contract signing and the damage deposit is due 48 hours prior to the approved event.
- g) Full refunds of advance rental will be given for cancellations made fourteen (14) days or more prior to the date reserved. Within the fourteen days of the reserved date, refunds will be given only when cancellation is due to uncontrollable circumstances. The decision to refund is to be made by the Lake Santee Lake personnel or the Board.

16.7 DECORATING

- a) No nails, staples, tacks, or tape are to be used on walls ceilings, or trim.
- b) No open flames will be used in or around the Amphitheater
- c) If scheduling permits, decorating may be done in advance of reservation time.

16.8 CLEANUP

- a) The Amphitheater and surrounding area shall be cleaned. The cleanliness of each should meet or surpass the conditions prior to use.
- b) The area surrounding the Amphitheater must be policed for litter resulting from the function.
- c) All trash must be removed prior to leaving the area of the Amphitheater, and disposed of by persons in charge.
- d) Final cleanup may be completed the following morning if prior approval is received, no events are scheduled and cleanup is completed by 10:00 am.
- e) Trash bags and cleaning supplies are the responsibility of the renter.
- f) Follow the prepared checklist when cleaning.

16.9 EQUIPMENT USAGE

a) Tables, chairs, and other equipment shall not be removed from the community room for use in connection with the Amphitheater.

16.10 GENERAL PROVISIONS

- a) Amphitheater hours require the presence of a responsible adult supervisor.
- b) The member scheduling the rental function must attend that function.
- c) No wet swimsuits will be permitted in the Amphitheater
- e) No pets are allowed.
- f) No minors will be permitted without adult supervision.
- g) If the user/renter needs equipment at the Amphitheater for an event that requires delivery by vehicle to the site, such vehicles may be driven to the site for unloading and loading if the condition of the site is favorable. All vehicles must be returned to the parking lot or a designated area after unloading or loading. Unloading or loading at the site should be kept as short as possible however in no case be longer than two (2) hours. Site conditions will be determined prior to any event by the Lake office.
- h) Any member misusing the Amphitheater or allowing misuse of the Amphitheater shall be denied future use of the facilities for a period to be determined by the Board

16.11 ENFORCEMENT OF THE COMMUNITY ROOM RULES & REGULATIONS

- a) Enforcement is the primary responsibility of the sponsoring organization or member.
- b) Enforcement may be by any Board Member, Lake Santee employee, Lake Santee Security, or member of the office staff
- c) Where punitive action is deemed necessary by any of the above or the Association Board of Directors, enforcement shall be as provided for in the Association By-laws, under RULES, REGULATIONS AND LEGAL COMMITTEE.

Polly read the amended portion of the rules for the amphitheater, section 16.10g. The second reading was approved on a motion by Carol Goodwin, seconded by John Lecher.

Polly then gave the first reading of a proposed rule (12.5a) related to building restrictions on tree houses as follows:

12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area.

The first reading was approved on a motion by Carol Goodwin, seconded by Ron Day.

Polly also read the final rules change/addition for an additional provision for board approval and consideration. This was a change asked for by our security team to ensure the safety of children getting on local school buses.

Section 13.19 No person shall park construction trucks, equipment or trailers on Santee Drive between the hours of 7:00 am to 9:00 am and 3:00 pm to 5:00 pm on school days.

The first reading was approved on a motion by Carol Goodwin, seconded by Mike Cutrufelli.

Recreation – Mike Cutrufelli

July 4th follow up

Mike announced that the 50th went off with great success. He thanked everyone who helped and commended all members, past and present, which helped to make it a great event.

Mike received numerous reports of a successful 4th of July and a wonderful fireworks display.

The Youth Fishing Tournament took place on Sunday and the time capsule was set. He commended the maintenance crew on a wonderful job on the time capsule and appreciates all the help.

Request from LOL for activities

The Ladies of the Lake are considering holding other events this fall. No plans have been set at the present time.

Woman's Club Auction

The Woman's Club Auction will be held on August 8, 2015.

Lakes & Beaches – Larry Foster

Youth Fishing Tournament follow up

Larry announced that the lake and beaches were well used over the holiday. He stated that the Youth Fishing Tournament had a great day and great turn-out. We had 42 youths participating, gave away numerous prizes and donations, as well as hot dogs and food. The 9-11 age group winner caught a fish weighing in at 5lbs 11 ounces with a total of 25 fish caught.

Membership – Carol Goodwin

Carol presented the following new members:

- Kevin Walpe Lots 688, 689, 690
- Steven & Glenda Munger Lots 651. 654. 655
- Stephanie J. Westerfeld Lots 638, 639, 640

- James & Holly Petro Lot 343
- Larry & Jonie Spetter Lot 24

Community Room – Carol Goodwin

Nothing at this time.

Building Committee - Jim Massingale

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| • Gary & Martha Schopmeyer, Lot 215 | Boat dock |
| • Russell & Lindy Miller, Lot 1170 | Re-shingle roof |
| • Judy Walker, Lot 166-168 | Replace & extend culvert |
| • Sheldon Roberts, Lot 878, 879 | Alum fence 48", driveway & culvert |

Clean Up – Jim Massingale

Nothing at this time.

Roads & Maintenance – Ron Day

Maintenance is trying to keep up with all of the mowing in between rains. As soon as the weather dries up some the maintenance crews will be putting down dust control and filling potholes. The Board has asked for quotes on chip-n-seal for secondary roads and is still waiting on bids.

Security – John Lecher

John reminded members that all UTVs need to adhere to the 25mph speed limit within the lake subdivision. A full security report is published in the Smoke Signals.

OLD BUSINESS

ETC Update

Last month the Board reported that all paperwork was signed and has since been resigned (July 7, 2015) due to the Decatur County Auditor wanting some changes to the paperwork. Phase 1 is nearly complete and ETC is working diligently on completing Phase 2 as well. Phase 3 should be complete some time this fall and then Phase 4 (Franklin County residents) will be completed last. ETC should start the hook-up of individual households shortly. Dick stated that they are making good progress.

North Gate Next Steps

Dick Veach gave a statement concerning the board's position on the North gate:

On July 1, 2015 the Lake Santee Property Owners Association Board of Directors met in a special Executive session for the sole purpose of discussing the North Entrance to the

Subdivision. All the pro's and con's related to the north entrance were reviewed and discussed. All aspects were considered from past surveys to the recent comments over the past seven months the entrance has been open. Nothing was left off the table.

I came away from that special session with the sense that this Board was in agreement that a north entrance for Lake Santee is needed.

The feedback over the past months has been overwhelmingly positive based on letters, emails and phone calls receive by the office as well as direct contact feedback from members to Directors and employees. Not all feedback has been positive, let us be clear on that note.

Positive comments included but were not limited to the reduced travel time to and from work, reduced traffic on some of the gravel roads and Santee Drive, a thank you from the school district for reduced costs on school bus transportation, reduced response times for first responders of the CCVFD to station 1 and just more overall ease in access to the community.

There are some issues that will need to be addressed for this new entrance such as overall appearance, dust control, noise, signage, security and speed limits. What is in place now was just temporary.

We currently have a temporary license agreement with the Water/ Sewer District (RWWD) to cross their property on lot 1686 from the end Taas Trail to County Road 880. That agreement will expire in April 2016.

This evening we need to solidify our intent. Based on our discussions this Board has indicated that there is a need for a permanent North entrance. The current location as stated above is our desired location going forward. We have made a formal request to the RWWD Board of Trustees for a long term agreement for the ongoing use of this current location. We hope that an agreement can be reached with RWWD. Should RWWD decline or not be able to grant such a long term agreement, our intent would be to move to an alternate location. In any case there would be an alternate entrance to Lake Santee. In the interim we will do work on the current location to address some of the issues mention earlier up to the point where the road way enters lot 1686.

Therefore I would request a formal motion to establish a permanent north entrance to Lake Santee subdivision as stated herein.

Dick asked for a role call vote and all of the following board members signified their approval with the "Aye" vote: John Lecher, Carol Goodwin, Larry Foster, Jim Massingale, Polly Ann Fox, Angel Hocker, Mike Cutrufelli, and Ron Day. The vote passed unanimously.

Dick told Mr. Stenger that he would also be receiving a formal letter of response and intent from the board.

NEW BUSINESS

Election Committee Approval

Dick reminded everyone that the annual meeting is coming up, August 9, 2015 at 2:00 pm. He asked for members to be present so that the board can meet its quorum.

Dick thanked Larry Foster for his years of service to the Board and the Lake community. Dick also thanked John Lecher for his service during the last year. The Board gave a round of applause of appreciation to the pair for their support, work and involvement. Dick also announced that John is working on a boater safety video for members and will continue to work on this weather permitting.

Dick asked for approval of the election committee; Cindy Fowler, Nancy Fredrickson, and Sharon Kobeske. The committee members were approved on a motion by Carol Goodwin, seconded by Ron Day.

Financial Planning Seminar

The Board was approached by Shane Billingsley asking permission to hold a free financial planning seminar for all members of the lake. The Board is inviting Mr. Billingsley back to discuss in more detail with the Board.

Restaurant Contract

The annual contract is up for renewal with Terry Gwinnup and the Sea Shack. The contract has been reviewed and the Board sees no need for changes. The Lake and the Board would like to continue in the relationship with the restaurant to offer that service to residents. A member asked if we could get more signage and advertisement outside the lake entrance to help bring in more patrons to the restaurant. Brad explained that is not Lake property and Dick advised that would be up to the Sea Shack to handle.

Dick asked for a motion to renew the contract as is. The restaurant contract renewal was approved on a motion by Carol Goodwin, seconded by John Lecher.

Mike Cutrufelli informed the board that Chip Ayers of the Bass Club has sent a letter of request for more docks at the main beach. After some discussion the board agreed to include this in the budgeting sessions for the upcoming year. The board will look into the need and funds to grant this request.

MANAGER'S REPORT

Brad congratulated Neil Jackman on winning the golf cart in the raffle presented by the Clarksburg Community Volunteer Fire Department.

The lake collected \$4,438.32 in donations for the fireworks display, as well as two Chuck E. Cheese tokens. The donations are welcomed and we thank the members for such generous support.

Brad announced that he met with the Decatur County Assessor on some issues with property tax assessment. The county had assessed the Lake incorrectly on the new amphitheater and the restaurant. After the meeting the assessments were dropped a total of 2/3.

The website continues to get numerous hits and the Facebook site has 600 new likes and followers.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on August 12, 2015 at 7:30 PM in the Community Room.

Respectfully submitted,
Angel Hocker, Secretary