

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 12, 2017

The Lake Santee Property Owners Association Board of Directors met on July 12th, 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, David Martin, Steve Gauck, Carol Goodwin and Polly Ann Fox. Employees present were Brad Jones, Brandon Litmer, Joe Jarman (92), and Mike Cutrufelli (172).

Members present were Dan Archiable (252), Claude and Shirley Livesay (530), Rosemary Kinnett (889), Buddy and Terri Suiters (1416), Laci Warren (883), Rick and Mary Johnson (543), Chuck and Vicki Dingler (1566), Walt and Rebecca Jerrell (888), Duane McKinley (11), Paul Gosnell (1147), Terry Adelman (198), Jason and Marie Kuck (625), Mary Tapke (284), Kim Belter (913), Clair and Nancy Fredrickson (348), Wade Amos (364), Jim Hornig (668), Justin Howard (292), Rob Martin (402), Nate Litmer (1130), Victor and Alison Everhart (949), and Charm Seright (121).

President Day called for a review of the minutes of the June 14, 2017 meeting. The following corrections were noted; in regards to the response on allowing tents, 2/3 of the owners must agree in writing to change the land restriction not the majority as was stated. Rule 4.12 should have been noted in regards to staying 100ft from the shoreline not rule 4.2. The minutes were approved on a motion by Carol Goodwin, seconded by Steve Gauck. Motion carried.

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:

Aramark Uniform	\$ 219.35		Mac Construction	\$14,778.75
Banks Lawn Care	\$ 200.00		Municipal Electronic	\$ 35.00
Cardinal Pest	\$ 45.00		Floyd Myers	\$ 150.00
Cardmember	\$ 470.51		New Point Stone	\$ 294.21
Circle Printing	\$ 20.00		Premier Companies	\$ 920.11
Colonial Life	\$ 152.31		RBSK	\$ 305.01
ETC	\$ 398.16		Rivera Screenprint	\$ 656.98
GTS	\$ 416.77		Stone's Farm	\$ 24.43
Brad Jones	\$ 278.00		Stone's Napa	\$ 54.23
Koors Heating	\$ 48.80		Summit Microsystem	\$ 50.00
Kramer Kreations	\$ 237.12		The Office Shop	\$ 114.49

Lake Santee Marina	\$ 697.66		Thomas Docks	\$ 330.00
Lake Santee RWWD	\$ 474.59		Tops Home Center	\$ 165.10
			TOTAL	\$ 21,536.58

After presentation, the bills were approved for payment on a motion by Polly Ann Fox and seconded by Dave Martin. Motion carried

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments. Members mentioned/shared the following:

- Rick Johnson – Thanked everyone who supported the fire department on the luncheon over the holiday weekend.
- Mary Johnson – Thanked everyone who helped with the Women’s Club events over the holiday weekend.
- A member mentioned speeding on the NE side of the lake along with racing UTV’s.
- Terri Suiters – The Women’s Club auction will be held on August 12th in the Community Room. There will be a silent and live auction. Donations are being accepted. Please contact a member of the Women’s Club if you wish to donate.
- A member provided a letter for the Board to review.
- A concerned member asked why the Marina was not required to clean up their yard area like other members were. They also asked for clarification on what is considered private/public in the lake. In addition they questioned if the Board had considered using gates with keyless entry.
- Two members stated how awesome the fireworks display was.

CORRESPONDENCE

No correspondence was presented.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel reported that the previous mention of a change on rule 4.1 has been tabled until we have a full Board after the August election. At that time it would be up to the new Board on how they would like to proceed. No other items were discussed.

Recreation – Carol Goodwin

Carol started how great the fireworks were and how well everything went over the holiday weekend. She thanked those who helped with the Youth Fishing Tournament. July 22nd will be the first movie night on the lawn with the movie being ET. The kids activity with the slip n slide

and water balloon fight went very well. She wanted to thank Rob Martin for providing the pizza and all those who helped make it a fun event for the kids. Check the Smoke Signals for all the upcoming recreation activities.

Lakes & Beaches – David Martin

Dave stated that the damaged docks have been replaced and are ready for use. The dirt is still on the lake access near the dredging area. Thomas Docks is waiting on some dry weather to get the dirt removed. Dave will be contacting K-Fab to confirm pricing to do 3 more umbrellas at the beach.

Membership – Ron Day

Ron presented the following new members:

- David & Diana Bennett Lots 1182 & 1183
- Tom & Paula Davis Lots 1031 & 1032
- Gary & Linda Hash Lot 1650
- Victor & Alison Everhart Lot 949

Community Room Committee – Ron Day

The regular meetings were held in the community room.

Building Committee – Steve Gauck

The following building permits were issued in June:

- Lot 809 Al Smallwood Replace roof dimensional shingles
- Lot 1558 Andrew & Brenda Utz Patio, porch, landing, stairs & pad for shed.
- Lot 1007 John Wilson Driveway Culvert
- Lots 1184, 1185 Chad Lovitt Modular Home
- 1A LSPOA Shelter House
- Lot 973, 975 Eric & Emily Bosch Driveway Culvert
- Lot 1404 Mike & Angie Maupin Above ground swimming pool
- Lot 1420-1422 John & Lisa Clark Tile in Ditch

Clean Up – Steve Gauck

The clean up committee sent out two first letters, two second letters, added two properties to the watch list and three Thank You letters.

Roads & Maintenance – Polly Fox

Polly thanked maintenance for doing a great job keeping up on the beach and bathrooms over the holiday weekend. On June 30th they started putting down some lignin but got rained out and they hope to start again as soon as we have dry weather. We are in the process of getting quotes on paving for the north entrance. The repairs at lot 137 have not been completed yet as the weather

has not cooperated. Maintenance has completed some road repairs from washouts with the recent storms. The building permits have been received for the new shelter house but maintenance will more than likely not be able to start on it until fall. Maintenance will be helping engineer a way to put the screen for movie nights in the amphitheater.

Polly stated she had received quotes on replacing the flooring in the restaurant. The cheapest was Adderly Restoration for \$6,770.68. The new flooring will be vinyl planking that is of commercial grade and is non-skid. The flooring should last approximately 15 years. The flooring will be installed in the evening after the restaurant closes. Polly asked for a motion to approve the purchase and installation of the flooring, seconded by Angel Hocker. Motion carried.

Security – Ron Day

Ron thanked the members who brought up concerns in regards to security and issues they are seeing. In regards to the Private vs. Public that was brought up in the member comments – The Lake maintains all of our own property including the roads. The Lake Santee Marina and Dockside Bar & Grill are open to the public but property owned by the association is not open to the public such as lake access areas and the beach. Ron stated that there would be new signs put up at both entrances stating No ATV's permitted. It was mentioned that both entrances do have cameras.

Ron asked for a motion to purchase a boat lift (\$1,500) from Lake Santee Marina for the security boat along with a canopy/top for the security boat (\$2,000) that will cover the center console and will be affixed permanently. The purchase for the boat lift and canopy for boat in the amount of \$3,500 was approved via a motion by Carol Goodwin and seconded by Polly Ann Fox. Motion carried.

OLD BUSINESS

Steve Gauck gave a brief update on the Monarch Butterfly habitat. Steve stated that the rain is helping it take off. Maintenance finished seeding. We hope to have some flowers blooming this year but it could be next year before it really develops.

Polly Ann Fox gave an update on the Long Range Planning Committee. They met that past Sunday and so far had received 80 surveys back. Polly wanted to remind those who had not taken the survey to please do so.

Ron also mentioned since we are moving forward with getting quotes on the paving for the North entrance we are getting closer to finalizing the litigation that was brought forward.

NEW BUSINESS

Ron asked the board for approval on the Election Committee. The chair will be Nancy Fredrickson, along with Brent Montgomery, Ginger Ryle, and Barb Powers. Steve Gauck made a

motion to approve the election committee members with Carol Goodwin seconding. Motion carried.

Ron also asked for Board approval to move forward with the engagement agreement with Alerding CPA Group. After reviewing the document there is no changes from our last agreement. A motion was made by Angel Hocker to accept the agreement and seconded by Steve Gauck. Motion carried.

A request was received on a benefit for Cathy Hankins to help with medical expenses. The Dockside Bar & Grill will be holding the benefit on August 19th with a ride to include motorcycles and jeeps starting in their parking lot at 9:30am. They have also asked for use of the amphitheater that day. A motion was made by Carol to approve and seconded by Angel Hocker. Motion carried.

MANAGER'S REPORT

Brad stated we collected \$6,532.33 in fireworks donations. This will be used for the 2018 fireworks display and inflatables that are at the beach. Lot 949 owned by the Association was sold, leaving two lots for sale. As always, check the Facebook page and website for up to date information on what is going on around the lake.

There being no further business, Dave Martin moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on August 9, 2017 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary