

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 10, 2015

The Lake Santee Property Owners Association Board of Directors met on June 10, 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, Jim Massingale, Mike Cutrufelli, Ron Day and John Lecher. Employees present were Jim Hornig (668), Vicki Schrader (618), and Brad Jones. Members and guests present were: Tom Russell (1388), Michael Dora (550), Russ Stenger (525), Vicki Wilson (510), Rosemary Kinnett (889), Debbie Evans (1510), Kathy Tarzwell (806), Marty LeClure (165), Scott Gibbs (352), Paul Gosnell (1147), Rick Johnson (543), Buddy and Terri Suiters (1416), Nancy and Clair Fredrickson (348), Peter and Beth Schubert (113), David Martin (164), Charm Seright (121) with guest Betty Gabbard, Keriann Slaby-Lee (164) and Ronda Peetz (1299).

President Veach called for a review of the minutes of the May 13, 2015 meeting. The minutes were approved on a motion by Carol Goodwin seconded by Mike Cutrufelli.

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	Midwest Toxicology Service	\$ 60.00
Becker Electric Supply Co.	\$ 497.55	Murphy Insurance Agency	\$ 2,254.00
Best Way Disposal	\$ 1,328.44	New Point Stone Co.	\$ 9,785.47
Cardinal Pest Control	\$ 45.00	Premier Companies	\$ 1,604.84
Cardmember Service	\$ 978.79	RBSK	\$ 114.38
Circle Printing	\$ 402.32	Schreiber Lumber	\$ 16.67
Clear Creek Fisheries	\$ 7,300.00	Stone's Farm Service	\$ 59.09
Colonial Life	\$ 159.50	Stone's Napa	\$ 82.32
Dance World Bazaar	\$ 205.44	Summitt Microsystems	\$ 50.00
Decatur County REMC	\$ 938.67	Texas Refinery Corp	\$ 333.84
Larry Foster	\$ 74.89	The Office Shop	\$ 42.44
Frontier	\$ 240.05	Tops Home Center	\$ 198.18
Hughes Supply Indy	\$ 148.09	Verizon Wireless	\$ 121.05
Brad Jones	\$ 222.45	Whitlock's Pressure Wash	\$ 365.00
Kings Asphalt	\$ 5,400.00	Bands for 50th Anniversary	\$ 1,600.00
Koor's Heating & Cooling	\$ 700.00		
Lake Santee RWWD	\$ 396.62	TOTAL:	\$ 35,896.61

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by John lecher

MEMBERS INTRODUCTION AND COMMENTS

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

Michael Dora thanked the board for the opening of the North gate.

A member spoke concerning a couple of issues. First of all, his mailbox is continually left open and he believes he is losing mail. He experienced this problem often enough that he went and bought a locking mailbox. He also expressed concerns that some of his customers, with whom he left brush piles for to burn this weekend, have received letters from the cleanup committee. The committee assured him that these piles on burn pits would not receive a letter. He would also like to speak to the lake about having his property line marked off. Dick and Brad informed him to come into the office and speak to Brad concerning this. His last concern is with the side by side UTVs flying past his home and exceeding the speed limit. He asked that these types of vehicles be limited to 15 mph and have slow moving signs placed on them.

CORRESPONDENCE

The lake received a couple of different letters from Murphy Insurance on a workman's comp audit increase in premium of \$2,240.00 and a letter for the commercial package additional premium due of \$14.

The lake also received a letter from Leon Crowe of Coldwell Banker asking to set up a booth at the 4th of July event.

Finally, the lake received a letter from Russ and Joan Stenger concerning their concerns over the opening of the North gate near their home. Dick asked Russ if he would like to speak on the issue. Mr. Stenger asked Dick to read the letter aloud for all attendees to hear. Dick agreed to do so and expressed his appreciation of Mr. Stenger's issues and stated that we would be discussing this within the night's meeting.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

The rules and regulations committee had two rules they have been working on, one concerning tree houses and one concerning the new amphitheater. The committee is putting a hold on the tree house rules for further discussion. Polly gave a first reading of the rules concerning the amphitheater for board approval and discussion.

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) 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.

The rules were confirmed for first reading on a motion by Carol Goodwin and a second by Mike Cutrufelli. The rules were created to be similar to the community room with some additions that go along with the Department of Homeland Security concerning outside events.

Recreation – Mike Cutrufelli

Mike announced that the 50th is upon us! He also modeled the t-shirts that board members and sponsors have received.

The time capsule plaque was available to view. Mike announced plans for what will go into the capsule, approximately 40-45 items.

Mike stated that there will be a time line of events as well as a map that will display all events going on during the jubilee celebration. The event begins at 9:00 am with a benediction and an opening ceremonies speech by Dick Veach. Mike went through the list of all events for the day. The commemorative history book is complete and ready for sale.

Dick thanked Mike and all of the community groups for all of their hard work getting things ready for this event.

Lakes & Beaches – Larry Foster

Larry celebrated the lake receiving its fish stock on May 27, 2015 in the amount of 4,000 total fish: 1,000 stripers, 2,000 bass and 1,000 catfish.

Larry discussed the upcoming Youth Fishing Tournament. He has received a large number of donations and donors for the event.

Larry attempted to begin the carpe clean-out but this did not go well. Someone removed the trout lines and it seems that the carpe are currently spawning. He will try again at a late date.

A member stated that the main beach is seeing an influx of large boulder type rocks and cans. The member asked if maintenance could check into this and see that the beach is safe.

Membership – Carol Goodwin

Carol presented the following new members:

- Joseph & Ame' Alerding Sr. Lot 885
- Joe & Caitlin Alerding Jr. Lot 1337
- Jeremy & Meghan Huser Lot 1337
- Kevin Krulewitch & Rosanne Ammrati Lot 335
- Mark E.S. Farthing Lot 431
- Wade & Stephanie Amos Lot 363, 364
- Terry & Eva King Lot 1465
- Derek & Jenni Roudebush Lot 264, 265
- Craig & Nicole Burkhart Lot 327, 328

Community Room – Carol Goodwin

Nothing at this time.

Building Committee - Jim Massingale

Jim gave a reminder that building permits are required for all improvement projects and/or construction.

The following building permits were issued this month:

- Joshua Kellems, Lot 620 Deck
- Letha Ryle, Lot 49 Front porch & rear deck
- Scott & Janet Freeman, Lot 1665 Replace existing roof
- Darin Miley, Lot 361 Add to existing dock
- Norman & Tammy Clifton, Lot 560 Dock with lift
- Ronnie Proffitt, Lot 671-673 Extend deck
- Larry White, Lot 670 Chain link fence
- Jack Killen, Lot 1459 Culvert
- Charlene & Harlan Smith, Lot 892 Shed 10x12
- Charles Suiters, Lot 1416 Carport
- Jeffrey & Catherine Lincourt, Lot 91 Three room additions
- Chris Bennett, Lot 1008 & 1009 Carport on detached garage
- Norm Clifton, Lot 560 Chain link fence

Clean Up – Jim Massingale

Jim stated that the committee sent out 24 thank you letters this month, along with 3 first warnings, 10 second, and 2 properties on watch.

Roads & Maintenance – Ron Day

Ron stated that the crews have been busy getting ready for the 50th celebration and are doing a good job of making the community look great.

The old wooden fencing around the trash bins located at the office/restaurant area has been replaced with vinyl fencing, and they look great!

The amphitheater is completely finished and ready for use. The state will be conducting the final inspections soon.

Security – John Lecher

The full report will be in the Smoke Signal.

John gave a reminder that everyone please make sure they know the boating rules and follow all guidelines so that the lake will see a safe summer season.

OLD BUSINESS

ETC Update

All paperwork is signed and the ETC crews have begun running the fiber optic cable within the subdivision. There was a crew working for ETC that has completed tree trimming and will be around to clean up the limbs and debris. The crew running cable will be using an ATV to pull this cable. This is not permission for other ATV's to be ridden within the lake property. ETC will be using these to help speed up the process and the board is asking that they identify the vehicles as ETC crew. Again, ATV's are not allowed to be ridden/driven on lake roads by any member or non-member.

North Gate Update

The board is working on a license agreement with the RWWD board for an extended many-year agreement. The maintenance crews were able to take out the soft spots in the road and the board is getting pricing on chip and seal and millings for this road. The board is looking into a permanent location/set-up for a North gate. The need and desire has been overwhelmingly demonstrated, so the board is looking into a permanent set-up.

NEW BUSINESS

Nomination Committee Report

The nomination committee was present to announce the list of members that will be on the ballot for the Board elections in August. The list is as follows; Carol Goodwin, Dave Martin, Pam Kachur, Vicki Wilson, Doug Butt, and Mike Dora.

Friend of Wildlife - Butterfly Garden Proposal

Charm Seright and the Friends of Wildlife have proposed to create a Butterfly Garden within the nature habitat. Charm presented her request to the boards. The Butterfly Garden was approved on a motion by Mike Cutrufelli and seconded by Ron Day, while Larry Foster interjected a, "You go girl!" seal of approval.

MANAGER'S REPORT

Brad stated that the lake sold lot 431 and took in \$1700 plus a new member.

The Lake was also able to collect \$2,106 in bad debt.

Brad announced that the lake office is open on Saturdays and that the webpage is on fire thanks to all of the newspaper articles concerning the lake and its history. Brad will be

posting updates on the website and Facebook page to keep residents up to date on things at the lake as well as the progress of ETC.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on July 8, 2015 at 7:30 PM in the Community Room.

Respectfully submitted,
Angel Hocker, Secretary