

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**June 14, 2017**

The Lake Santee Property Owners Association Board of Directors met on June 14, 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, Joe Jarman (92), and Mike Cutrufelli (172).

Members present were Greg Yazel (1318), Bob Reger (122), Charles and Vicki Dingle (1566), Duane McKinley (11), Wade Amos (364), John Wilson (1007), Shirley Livesay (530), Paul Gosnell (1147), Dan Archiable (252), Bob Honkomp (1351), Larry and Anna Kiernan (562), Laci Warren (883), Mary Fox (366), Bob Cupp (360), Bob and Karen Jackman (1378), Mary Tapke (284), Gina and Dave Julien (118), Kim Belter (913), Vicki Wilson (510), Dave and Renee Norman (207), Nancy & Clair Fredrickson (348), Chris Ehrhard (915), Ronda Peetz (941), Doug Lecher (1357), Rob Martin (402), William Menchhofer (871), Jim Hornig (668), Phyllis Schilling (97) and Billi Jo Clark (1154)

President Day called for a review of the minutes of the May 10, 2017 meeting. The minutes were approved on a motion by Polly Ann Fox, 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:

Aramark	239.02	Midwest Toxicology	120
Banks Lawn Care	825	Murphy Insurance	60
Best Way	902.64	Bernard Meyer	3189.26
Best Way H.Trash	293.40	Floyd Myers	150
Cardinal Pest	45	Negangard	541.25
CardmemberService	2416.08	New Point Stone	2485.98
Colonial Life	101.54	Premier	856.06
Dance World	261.08	RBSK	137.66
ETC	398.35	SummitMicrosystem	50
Bonnie Gilaspy	60	The Office Shop	49.8
Hall, Render	2500	Thomas Docks	40000
Brad Jones	294.2	Tim Lecher	131.99

Kramer Kreations	151.67	Tops True Value	116.02
L & L Adventures	15	U.S. Postal Service	392
Lake Santee Marina	38.44	Wickens & Wickens	3125
Lake Santee RWWD	433.66		
Lawson Products	382.5	TOTAL	\$60,762.60

Bills paid prior to meeting:

Debbie Glenn	200.00	Alerding CPA	610.00
Kings Asphalt	2,650.00	Hall Render	2,500.00
Floyd Myers	60.00	ASDSO	100.00
Carol Goodwin	138.98	Floyd Myers	60.00
Jeremy Jennings	800.00	Debbie Glenn	62.50
LSPOA Petty Cash	142.75	Debbie Glenn	337.50
Dan Mobley	500.00	Premier	856.06
		TOTAL	
		DISBURSEMENTS	\$68,924.23

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

## **MEMBER INTRODUCTIONS AND COMMENTS**

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

Paul Gosnell spoke on behalf of the Lake Santee Booster Club and stated the project started last summer to help beautify the outside of the building is now complete with the addition of lights to the posts on the deck.

Members mentioned/asked the following:

- When will the lignin be spread on the gravel roads?
  - Polly stated she needed to confirm with Brandon but the goal is to have it down prior to the July 1<sup>st</sup> festivities.
- A member asked if it was possible to change the rule on allowing tents even if it was just to homeowners or allowed for two days.
  - The rule in regards to not allowing tents is a part of the land restrictions for the community. The land restrictions are extremely difficult to change, as they require the majority of the membership to vote in favor.

- It was also brought up that there is a violent sexual predator living within the subdivision and if there was anything we could do to prevent this. The member also asked if there was a way to be notified if a sex offender moved into the subdivision.
  - If you go to the Indiana Decatur County Sheriff Department's website you can input your address to view any sexual offenders in your area. There is also an option to sign up for alerts. It was stated that you could also alert your neighbors.
  - As far as limiting who lives within our community we can't, as that would be considered discrimination. The Board stated they had talked with the prosecutor along with our attorney to determine if there was a way to limit access to areas where children might be such as the beach. It was determined since lake property is considered private and not public, there was nothing the Board could do to enforce the normal distance that is required for say a city park.
- A concern was brought up in regards to the cloth benches located on the beach as they are coated in bird droppings. The member stated this is a huge health hazard and asked that the benches be removed.
  - The Board stated they would have maintenance take a look at them.
- A member brought up a concern with speeding in the vicinity of Choctaw and the north entrance. The excessive speeding is causing unnecessary dust from the gravel roads and a danger to walkers/runners. The member asked security to try and catch the person causing the most problems.
  - Security stated that they've been trying to catch the individual on radar but so far have been unsuccessful. President Day asked Brad since we know whom the member is to send a letter asking them to slow down.
- There is a concern with the beach restrooms on weekends not being stocked fully with toilet paper and soap.
  - If you notice an issue with the restrooms please call the Maintenance on call number located in the Smoke Signals so the issue could be addressed.
- A member stated that they've noticed an increase in dead fish, goose droppings, trash, and bottles on both beaches the last few weeks and asked how frequently the beach is being cleaned.
  - President Day stated we did have a small fish kill in the last few weeks that has caused dead fish to wash ashore. Maintenance has tried cleaning up the fish on the beaches and lake access areas.
  - The beach is cleaned on Friday's and Monday's each week.
- Another member reiterated the issue with goose droppings and health concerns and asked if we could do anything to help eliminate them.

- It was stated that we have oiled the eggs in years past as well as have a controlled hunt during season.
- There was also a concern with dogs being walked and owners not picking up after them.
  - Please be courteous of your neighbors and pick up after your pets.

## **CORRESPONDENCE**

Brad stated he received two letters against the proposed change of rule 4.1.

He also received a letter from a concerned member in regards to a drone being flown around the main beach area. The letter stated the member was at the beach with a child and a drone was flying around the area and kept hovering above them. The member expressed the thought of pictures or videos that could have been taken of them were disturbing. The member stated they would like to see us require a license issued by the FFA to operate a drone in our subdivision. We could also possibly treat the drones as we do boats and golf carts and require a permit to operate them.

A letter was also received from Jody Coffman with Decatur County Memorial Hospital. Jody is on the committee for the Decatur County Memorial Hospital 5k and would like to request permission for a Thanksgiving Day 5K. Jody was previously employed with Anytime Fitness and helped organize the previous Dam Thanksgiving Day Race in 2013-2014. With the help of Decatur County Hospital Jody would like to bring back the race to Lake Santee this year. The race would be November 23<sup>rd</sup> 2017 and would start at 8am. They would like to request the use of the Community Room for use as a pre-race station and the race would end no later than 10am. Jody stated in her letter that Brad Speer with the Clarksburg Community Volunteer Fire Department is willing to coordinate emergency services for the event.

A motion was made by Carol Goodwin to approve the request, motion seconded by Dave Martin. Motion carried.

## **COMMITTEE REPORTS**

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

Angel started by stating the reason for the proposed change to rule 4.1 was primarily caused by the issue with swim platforms being included with the titled length of the boat. Since the platform does not create a larger wake the Board originally thought it would help eliminate some confusion and issues. Each Board member received numerous calls

both for and against the proposed change. At this time the Board would like to table the rule change until there is a full board that can fully address all possible concerns and issues with the matter. A motion was made by Polly Ann Fox to table the proposed change until further notice; motion was seconded by Carol Goodwin. Motion carried.

Angel then asked for members to express any concerns or input they might have and the following was discussed:

- Boats traveling at night with no lights or driving at night with a wake.
- Boats not adhering to Rule 4.2 - 100 ft from shoreline.
- Lifejackets on paddleboards
  - Security will continue to check paddleboards and kayaks for lifejackets.
- Limit restrictions of boats and speed allowed. – A member brought up the example of tri-tunes with large motors doing tight circles while pulling tubers.
- Issue with waves from wake setter boat pushing a fishing boat into the shore
- Lack of education on boats, how boats are titled could help with confusion in office of what is a speed or ski boat vs. deck boat. Manufacturers website should list what type of boat it is considered.
- A member against increasing the length of any boats also stated that boating manufactures state wake setter boats should be at least 300 ft. from shoreline and provided a map showing the small area towards the south end of the lake that is wide enough to meet the recommended criteria.
- Member stated there was a near drowning last weekend at the main beach with a young child getting knocked over by a wave that came into the beach area. The child lost their footing and panicked.
- Member stated their concern the lake is not large enough for wake boarding and would like to see a rule passed to eliminate or provide restrictions.
- Member stated there has been recent area lake related accidents reported in the media including a boating accident at Brookville, a drowning at Hidden Valley, a boating accident at Shafer Lake and a drowning related to a paddle board in Fishers.
- Member stated she would like to see us require members to watch a boat safety video that was created last year.
- It was brought up that we have a large variety of demographics and how people want to spend their time on the water – skiing, wakeboarding, tubing, fishing, etc and if there were going to be rules in place for one there really should be rules in place for all. With the size of the lake we all need to be cautious and stay the appropriate distance from other boats (especially wake setters). Lake Santee typically has smooth water through out the week. Rough water is not ideal for skiing or wakeboarding, which is a reason people, are learning to wake surf. It

was brought up that some lakes don't allow vertical seawalls as when the waves hit them they are directed back out into the main body of water.

### **Recreation – Carol Goodwin**

Carol stated on July 1<sup>st</sup> the Women's Club would be holding their annual bake sale and merchandise sale in the community room. The Clarksburg Volunteer Fire Department will be having a BBQ lunch. A Beach Bash with games sponsored by MainSource Bank will be held from 2-4 at the main beach. The youth fishing tournament will be on Sunday July 2<sup>nd</sup> and pre-registration is highly encouraged.

The Euchre club will be meeting every other Thursday opposite of the Trivia Night at Dockside Bar and Grille. Carol thanked Buddy and Terri Suiters for their assistance. The first movie night will be on June 24<sup>th</sup>.

Carol has received quotes for the projector and speakers for the amphitheater. Carol made a motion to purchase the equipment from Ovation with a quote of \$5,000. The motion was seconded by Polly Ann Fox. Motion carried.

Carol stated while cleaning out the closet in the Community Room she located some shuffleboard equipment. The equipment can be checked out by contacting the office.

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

Dave started by saying the dredging has been finished. The boat docks are due to be installed on Friday (6/16). The goal is to have the dirt removed prior to the July 1<sup>st</sup> weekend. The removal of the dirt is estimated to take 3 days. Once the docks are in place if you have a reserved slip you are welcome to start using it. Please keep in mind it could be dusty or muddy until the new grass takes off. It was also requested that golf carts remain off the area since new grass will be planted.

### **Membership – Carol Goodwin**

Carol presented the following new members:

- Dylan Legere                      Lot 1536
- John & Lori Wilson              Lot 1007
- Kory Kinder                        Lot 1640

### **Community Room Committee – Carol Goodwin**

There was a leak in the restaurant on June 12<sup>th</sup> that caused some water issues in the Community Room. Some tiles have been removed from the ceiling to ensure things dry out. The regular meetings were held in the community room.

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

The following building permits were issued in May:

Lot 603	Mike & Diane Titus	1 <sup>st</sup> Floor Deck
Lot 1023	Rolla Millsbaugh	Driveway Culvert
Lot 1373	Kevin Burrill	Room Addition
Lot 266	David Whiteside	Replace asphalt roof shingles
Lot 588	Dennis & Sue Ford	Tile in ditch
Lot 976-978	Michael Griffith	New home
Lot 871	William & Emma Menchhofer	Covered porch on existing garage
Lot 625	Jason & Marie Kuck	Enclosed existing porch with standing Seam metal roof
Lot 242	Tom Berkshire	Replace roof on house & garage with 30 year dimensional shingles

### **Clean Up – Steve Gauck**

The clean up committee sent out five first letters, one-second letter, and four Thank You letters.

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

Polly stated with the rain, mowing has been hard to complete. There were some repairs made at the restaurant this week. Maintenance replaced the beacon light in the lighthouse. The repair at lot 137 was delayed due to the leak at the restaurant and weather. We have received the permits to start on the pavilion.

### **Security – Ron Day**

Ron addressed the following concerns:

- Numerous complaints of speeding – We are going to make more of an effort to curb the speeding issues.
- Security will be enforcing the rule pertaining to NO dogs allowed on the beach areas (both beaches).
- In regards to sexual predators/offenders, we as a Board have to be careful as how this is addressed per counsel.
- There is a new state law coming into effect in regards to children 12 and under riding in UTV's that will require a helmet be worn. Just a reminder that although Lake Santee is private and does not require a helmet be worn if a sworn law enforcement officer wishes to enforce the law while at Lake Santee they can issue a ticket.

## **OLD BUSINESS**

Monarch Butterfly Pollinator Habitat – Steve thanked everyone for their help with planting the plugs for the flowers. They were planted near the recycle center entrance and driveway. Mulch was placed around the flowers. The remainder of the seed will be planted in the next week or so where the grass as died off.

Mailbox Clusters – The mailbox supplies are here and maintenance will complete the next three clusters as time permits.

Long Term Planning Committee – Polly provided a quick update on their progress. The planning committee would like your input with a survey they have created. The link is located in the Smoke Signals and can also be found on the Facebook page or website. If you would prefer to complete it in written form, a copy can be picked up at the lake office. It takes less than 10 minutes to complete and will be very beneficial to the committee. They did not hold a June meeting since they are awaiting the results of the survey.

## **NEW BUSINESS**

The Nominating Committee consisting of Ed Fox, Debbie Evans, Delane Erdosy, Bob Jackman, and Bob Cupp presented to the board the following eight members who have agreed to stand for election to the Board of Directors of Lake Santee Property Owners Association.

1. Wade Amos – Lot 364
2. Ron Day – Lot 1634
3. Shannon Gibbs – Lot 352
4. Angel Hocker – Lot 842
5. Pam Kachur – Lot 577
6. Larry Kiernan – Lot 562
7. Doug Lecher – Lot 1356
8. Greg Yazel – Lot 1318

A motion was made by Polly Ann Fox to accept the list of nominees provided, seconded by Steve Gauck. Motion carried.

## **MANAGER'S REPORT**

Brad stated \$3,276.56 was collected in bad debt for the month. Heavy Trash was successful with enough money collected to cover the cost. Polly asked Brad about the



outstanding dues and assessments and Brad stated they are working on collecting the remainder.

As always, check the Facebook page and the 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 Ron Day, motion carried. The next regular meeting will be held on July 12th at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary