

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 12, 2014

The Lake Santee Property Owners Association Board of Directors met on March 12, 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, Angel Hocker, Polly Ann Fox, Randy Ostendorf and Jim Massingale. Employees present were: Brad Jones, Brandon Litmer, Jim Hornig and Joe Jarman. Members and guests present were: Nancy and Clair Fredrickson, Paul Gosnell, Rick Johnson, Tom Russell, Mike Cutrufelli, Debbie Evans, Bob and Karen Jackman, Bob Reger, Scott Gibbs, Charm Seright and Fae Cutrufelli.

President Veach read the Letter of Resignation from Board Member, Jim Acton. His duties will temporarily be split until the 2014 Board elections. Polly Ann Fox will take over the Secretary responsibilities and Doug Lecher will take responsibility for the Treasurer duties .

President Veach called for a review of the minutes of the February 12, 2014 meeting. **The minutes were approved on a motion by Angel Hocker, seconded by Randy Ostendorf.**

Doug Lecher gave a brief review of the Treasurer's report. **The Treasurer's report was approved subject to audit.**

Doug then presented the following bills to the Board for approval:

Alerding & Company	\$400.00	Lake Santee Marina	\$178.62
Allied Collection	\$260.78	Lake Santee RWWD	\$440.38
AmeriGas Propane	\$872.02	New Point Stone Co.	\$324.79
Apparelmaster	\$167.52	Premier Companies	\$3647.73
Aquatic Control	\$32322.28	Quill Corporation	\$229.74
Best Way Disposal	\$403.85	Stone's Napa	\$41.59
Cardinal Pest Control	\$45.00	Lecher Farm Service	\$304.37
Cardmember Services	\$226.52	Tops Home Center	\$91.18
Colonial Life	\$159.50	U.S. Post Office	\$50.00
Crossman Fire & Safety	\$571.83	Verizon Wireless	\$147.85
Decatur Co REMC	\$1517.99	Vinyl Solutions	\$45.53
Dredge Resources	\$10000.00	Wallpes Feed & Supply	\$42.00
Frontier	\$335.00	Whitlocks Pressure Wash	\$340.00
Jean & Co Decorating	\$106.26		
Brad Jones	\$108.36	TOTAL:	\$53380.69

After presentation, the bills were approved for payment on a motion by Randy Ostendorf, seconded by Jim Massingale.

MEMBERS INTRODUCTION AND COMMENTS

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

Rick Johnson reported the CERT team received a grant from Honda of America for \$3400 and they are looking for more donations. They have \$7000 toward the new truck. Anytime Fitness gave \$625 from the Thanksgiving race. They plan to do the Thanksgiving race again in 2014.

Charm Seright reported that the Friends of Wildlife will have their Wildflower Walk April 13 at 2:00 p.m. They have identified 35 different species of wildflowers in the habitat. They are looking at improvements to make it more educational and user-friendly. They are looking at installing handrails on some of the steeper parts of the trail. They will be doing their annual trail clean-up as well as intend to clean-up the picnic tables. They would like to add some butterfly friendly plants. They will be hosting a 4th of July poster contest for 6th graders at North Decatur Elementary. They are open to any further ideas anyone wants to share with them.

CORRESPONDENCE

Brad Jones presented four more letters from members concerning a back gate to Board members. At this time, after reviewing all the member feedback, there does not appear to be enough favorable support to move forward with any change regarding a back gate.

COMMITTEE REPORTS

Rules & Regulations – Doug Lecher

Doug reported that he and the Building Committee had met to review the Building section (Section 12) of the Rules and Regulations. In their review, a few changes are being proposed primarily for purposes of clarification. The proposed changes are:

12.2 Building permits issued by the Association are required for houses, garages, outbuildings, additions, roofing, re-siding, swimming pools, fences, docks, decks, communication dishes larger than 36", culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and any other structure. Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and it specifies the documents and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction, to insure compliance.

12.3 Access to all property shall be by an approved driveway culvert. A building permit is required prior to installation and culvert size will be determined by the building committee to handle water flow requirements.

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. The Building Committee will not approve two houses of similar exterior design in one area.

12.21 When connecting an unattached exterior structure to a main dwelling the enclosure must meet all standard building requirements for roofs, foundations and siding.

12.22 Removal or tear down of existing structure must be completed to grade level and any basement or crawlspace filled to grade level. All debris must be removed within 90 days.

Polly Ann Fox made a motion to approve the proposed rule changes. Angel Hocker seconded the motion. Mike Cutrufelli had a question regarding time limits on building permits. Doug answered and there was no further discussion. **Motion was carried on approval of the 1st reading of the proposed rule changes.**

Recreation – Devan Sieg

In Devan's absence, Dick indicated that the annual Easter Egg hunt will be April 19, 2014.

Lake & Beaches – Larry Foster

In Larry's absence, Dick reported that we have renewed the Aquatic Control contract for this year, the last year of a three year contract. Also, we will be looking at purchasing fish again based on the recommendations of Aquatic Control.

Membership – Angel Hocker

Angel presented the following new members:

- Danny & Rebecca Barker Lot 1432
- Quintin Leffel Lots 125, 126, 127
- Damon & Kimberly Martin Lots 1622, 1623, 1624
- Matt & Carla Oesterling Lot 427
- Andrew & Michelle Laudick Lots 961 thru 966
- Elizabeth Root Lots 1108 thru 1112
- Kermit & Judy Sherwood Lot 887
- Steven & Janice Rothan Lot 681
- Tyler Davidson Lots 243, 244

Community Room – Angel Hocker

No report.

Building Committee – Polly Ann Fox

The following building permits were issued this month:

- David & Linda Fry, Lot 1506 House, deck, driveway & culvert
- Otto Hildebrandt, Lot 358 Extension to existing boat dock
- Bob Hurst, Lot 202 Replace & modify existing boat dock
- Andrew & Michelle Laudick, Lot 961, 962 House, detached storage building, culvert and driveway

Clean Up – Polly Ann Fox

No review round was made this past month. Expect next review will be done in April.

Roads & Maintenance – Randy Ostendorf

Stone will be brought in to repair the gravel roads. The new speed bumps will be in later this week or early next week. Load restriction on the road has been posted.

Security – Jim Massingale

A full security report will be in the Smoke Signals.

OLD BUSINESS

Power line update: There has been on-going efforts to clarify the easement. 6 different easements have been filed over time. Indiana Michigan Power has been responsible for getting this cleared up. Nothing currently is in the power line easement. They surveyed last summer. The official easement is to be 85 feet from the center line. They have put tombstones in to mark the easement. They have filed all the proper paperwork with the county and the power line issue should be resolved at this time. Full sets of prints are available in the LSPOA office.

NEW BUSINESS

Liability Insurance Contract: We signed a contract with the Murphy Agency in 2010. That contract expired March 1, 2014. We now have a new contract with them and it is with Cincinnati Insurance. The total of the contract is \$26,349. We have had an increase of about 3%. We have newer equipment which explains the increase. We will be getting further clarification on the Workmen's Comp portion of the contract which could possibly decrease the cost. **Polly made motion to accept the contract. Angel seconded the motion. Bob Jackman had a question regarding the contract. Dick clarified. Motion carried.**

Write off of accounts: Several accounts are inactive with balances; people who have not paid dues, delinquencies, fees, mowings, & some properties have gone through sheriff's sale. Most of these are 2 years old. We will still attempt to collect, but they are not assets so they need to be taken off of the books. We have liens on some of these and the liens will remain in place. Total amount for write-off is \$24,357.87. **Doug made a motion to write-off this amount. Jim seconded the motion. Motion carried.**

No other new business.

MANAGER'S REPORT

Brad reported that we now have a new propane contract with Premier Energy for \$2.29/gallon guaranteed through May 31, 2015. If price is lower on delivery date, we will get the lower price. We own our own propane tanks. We will also get a \$0.05 discount for owning our own tanks and another \$0.05 discount due to the quantity of propane we purchase each year. Maximum will be \$2.19/gallon for the upcoming year. Brad asked the Board to approve the one year contract. Angel Hocker made a motion to approve the contract. Doug Lecher seconded the motion. Motion carried.

Fireworks contract should be available soon for the same price as last year. Fireworks will be on Saturday, July 5, 2014 with two rain dates of July 6 and July 12.

Office is now on summer hours. Association dues are now due.

Brad indicated that they hope to be able to work on the electronic sign in the next week or two now that the weather is better.

There being no further business, Randy Ostendorf moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on April 9, 2014 at 7:30 PM in the Community Room

Respectfully submitted,
Polly Ann Fox, Secretary