

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**March 9, 2016**

The Lake Santee Property Owners Association Board of Directors met on March 9, 2016 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, Vicki Wilson, David Martin, Jim Massingale, Carol Goodwin, Ron Day and Mike Cutrufelli. Angel Hocker was out due to a school function. Employees present were Jim Hornig (668), Joe Jarman (92), and Brad Jones. Members present were Scott Gibbs (352), Rick Johnson (543), Stephanie Peetz (640), Ronda Peetz (941), Chris and Debbie Ehrhard (915), and Clair and Nancy Fredrickson (348).

President Veach called for a review of the minutes of the February 10, 2016 meeting. The minutes were approved on a motion by Ron, seconded by Carol.

Dick suspended the regular meeting agenda to make way for a presentation by the Greensburg - Decatur County Public Library and the Greensburg FFA, led by Andrea Ingmire and Peyton Ewing. The group was discussing a new project called the Little Free Libraries. These libraries began in the local public parks but will be moving to more active and safe locations. The library stocks the boxes and people can take and leave books at will. The group uses primarily donated books to fill each of the free libraries. The group is asking to place one in the parking lot of the main beach/office area where there are cameras and heavy traffic. The Board asked numerous questions of the group about location, security, upkeep, and weather related questions. The Board approved the Little Free Library on a motion by Mike and seconded by Carol. The motion specified that the upkeep and all costs would be the responsibility of the Library.

In Angel Hocker's absence, Dick gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

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

Alerding & Company, LLC	\$	275.00	Brad Jones	\$	160.82
Apparelmaster	\$	171.52	Lake Santee Marina	\$	4,099.16
Aquatic Control	\$	33,292.54	Lake Santee RWW	\$	396.81
Best Way Disposal	\$	587.13	New Point Stone Co.	\$	1,659.57
Cardinal Pest Control	\$	45.00	Premier Companies	\$	753.30
Cardmember Service	\$	484.78	Stone's Napa	\$	24.23
Colonial Life	\$	159.50	The Office Shop	\$	38.27
Frontier	\$	355.94	Tom Sibbitt Chevrolet	\$	297.17

Gillman Home Center	\$	357.29	Tops Home Center	\$	72.16
Greensburg Tool & Supply	\$	271.89	Verizon Wireless	\$	122.58
Hoeing Supply Inc.	\$	1,964.68	<b>TOTAL:</b>	\$	<b>45,589.34</b>

After presentation, the bills were approved for payment on a motion by Polly, seconded by Ron.

### **MEMBER INTRODUCTIONS AND COMMENTS**

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

Rick Johnson announced that there would be a freewill offering breakfast benefitting the Clarksburg Community Volunteer Fire Department here at the Lake Santee Station #2 on May 28th from 8:00am-11:00am to help purchase a new brush truck. The group would also accept monetary donations. Dick asked for approval from the Board to allow the activity. Approval was granted on a motion by Ron and seconded by Mike. Carol offered to make a flyer to be placed in the Smoke Signals advertising the event. Vicki gave kudos to the C.E.R.T. team for their handling of a situation at the Lake over the weekend and stated they did a great job. Dick also commended the C.E.R.T. team for volunteering their time and hard work to the South Decatur High School hosting of the boys sectional games. The team was in charge of parking and crowd control and was a huge help. Angel seconds those sentiments and would like to give a big “Thank you” to our amazing C.E.R.T. team. The group helped South administrators provide a safe and positive basketball environment and experience for all of its players, coaches and guests.

### **CORRESPONDENCE**

No correspondence from Brad at this time.

Ron did have something to share at this section of the meeting. Ron shared a letter that Brad Speer received that explained a letter received from ISO (insurance fire ratings group) stating that the Clarksburg Community Volunteer Fire Department’s rating has dropped from a 10 to an 8B effective June 1. This should result in lowered insurance costs for members of the Lake. The full letter will be in the Smoke Signals.

## COMMITTEE REPORTS

### Rules & Regulations – Polly Ann Fox

Polly announced a first reading on section 12.10. The amended rule would read, “Outbuildings over 160 square feet in size and carports will have a continuous masonry foundation.” The only thing that is needed to change is the square footage from 150 to 160 due to standard sizing of outbuilding being in 4ft increments. The first reading was passed on a motion by Carol, seconded by Jim.

### Recreation – Carol Goodwin

Carol began by stating that the Chili Cook-Off has been postponed, and no new date has been set.

She reminded membership of the Annual Easter Egg Hunt on March 26<sup>th</sup> at 11:00 am here at the main beach area. The local Boy Scout Troop along with three young ladies have volunteered to fill and hide the eggs. The Easter Bunny is also scheduled to make an appearance that day.

April 3<sup>rd</sup> from 2:00pm-4:00pm is the Friends of Wildlife Wildflower Walk at the Nature Habitat

The Spring Fever Bonfire is set as the opening night of Bands on the Beach and will be presenting the music of *Captain Dan Mobley* on April 30<sup>th</sup>. The bonfire will start at 6:00pm and Captain Dan will perform from 7:00pm-10:00pm.

ETC has requested to host another sign up promotion in the community room on April 2<sup>nd</sup> from 9:00am-11:00am.

The calendar has a new requested addition. On May 14<sup>th</sup> from 4-6 pm, the Ladies of the Lake would like to host a wine glass painting. The cost for the evening is \$30 which includes two wine glasses. The group has commissioned a special design just for the Lake. This night will be put on by the Tri State Artisans out of Batesville. Water will be provided but guests are welcome to bring your own wine or preferred beverage.

Following this event will be a bonfire and the band *Matrix* in the amphitheater beginning at 6 pm.

May 28<sup>th</sup> and July 23<sup>rd</sup>, the Lake will be presenting karaoke with *Dink's Sound Machine* in the amphitheater.

Carol stated that there is a slight change in the previous tentative schedule presented. ETC has requested to move hosting a band and the sponsoring of the Bands on the Beach Bonfire from June 11<sup>th</sup> to a new date of June 18<sup>th</sup>. *Automation* will be the presenting band on that evening and ETC will have the drawing for the golf cart.

*Chicago Farmer*, a nationally acclaimed band, will be performing on June 25<sup>th</sup>. This event is partially sponsored by Wade Amos who is friends with the band and is splitting the cost as well as hosting the band in his home for that weekend. Thank you Wade.

July 2<sup>nd</sup> will be the Annual Beach Bash and fireworks presentation. The band *Spirit of Roth* will be performing from 5:30pm until approximately 10:45 or time for fireworks.

Carol has reached out to MainSource Bank, who is generally a big sponsor in this event, several times but has not had any response yet. Carol announced that Brad has been able to secure a large waterslide and bounce house for the event. Carol also discussed the appreciation of the membership for last year's fireworks presentation. The community thoroughly enjoyed the larger budget presentation. She discussed with the board keeping to the yearly budget of \$5,000 or the possibility of increasing that budget to last year's amount of \$7,000. Vicki asked how much was received in donations last year which came in around \$5,000. Dick explained that any donations or expected donations are placed in the budget as income and that is factored in when budgeting for spending. The entire recreation budget is \$15,000 and the board only set a budget of \$5,000 for the fireworks display. After some discussion, it was the intent of the board to keep the current budget of \$5,000 for fireworks. September 10<sup>th</sup> the bonfire and music by *Max Jeffrey* in the amphitheater will be hosted by Ronda Peetz of Lincoln Realty.

Carol requested help in facilitating the corn hole competitions. Ron is making the bases for the tournament but Carol is in need of assistance or someone to take over the tournament running for her. She had a volunteer who is no longer helping with this activity.

The Board voted to approve of the two new additions to the recreation calendar; the wine glass painting and the ETC promotion on a motion by David, seconded by Vicki.

Brad announced that there is a community calendar on the website and all events are also posted each month on the Facebook page.

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

David thanked the Scott Gibbs for all of the pictures he took of the Lake with his drone. Dick said he personally received 175 pictures and has yet been able to look through them all. Scott explained that he tried to get pictures of areas of higher silt and dirt while the water level was down to show where the Lake needs dredging. Ron asked if it looked like the previous dredging attempts showed to be successful. There was a great deal of discussion about dredging, the natural current of the lake and hot spots for silt collection. It was mentioned that there may be grants available for private lakes to help with the construction of a retention pond to help alleviate re-silting. The problem with the development of a retention pond is that it requires a great deal of work and money to obtain surveys and permits.

David stated that the maintenance crew did a great job on reclaiming the sand on the beaches, as well as reconditioning the bathhouses.

David explained that the week of March 28<sup>th</sup>, weather permitting, the relining of the culvert in the dam will be performed by an outside contractor.

David and Brad are working on getting pricing for fish restocking. A flyer identifying undesirable bullhead catfish will be re-run in the *Smoke Signals*.

#### **Membership – Vicki Wilson**

Vicki presented the following new member:

- Gerald & Jamie Balser                      Lot 645

### **Community Room Committee – Vicki Wilson**

Vicki announced that there was nothing out of the ordinary to report.

### **Building Committee – Jim Massingale**

The following building permits were issued during February 2016:

- Tom Berish, Lot 556 Rip Rap Seawall
- Rick & Teresa Veach, Lot 548 House W/attached garage
- James & Kellie Meer, Lot 786 Boat Dock
- Brad & Jennifer Davis, Lot 860 Room add w/attached garage, deck, porch
- Chris Thoreson, Lot 1365 Boat Dock
- Frank Roselli, Lot 346 Asphalt shingle roof
- Tom & Catherine Berish, Lot 556 House

### **Clean Up – Jim Massingale**

No report at this time.

### **Roads & Maintenance – Ron Day**

Ron announced the main beach restrooms are almost finished. New toilets, faucets, etc. were installed and everything was re-calked and cleaned. The east beach restroom is about 90% complete, the crew is working on an issue with the exhaust fans.

Ron discussed that the maintenance crew is working hard to address issues with the roads. They have placed additional millings on areas of the North Entrance that have worn away.

Ron stated that Dru Cove and Blackfoot trail have held up nicely over the winter.

Maintenance has also ordered geotech for Choctaw Trail, a fiber material that holds gravel in place and allows everything else to settle. This will help with the retention of gravel on the road. The crew has been out with the front loader filling holes and taking care of roads as needed. Ron also stated that the Lake is looking at experimenting with milling on both Itawamba and the area of Santee Drive that were chip and sealed.

Ron reminded the Board that during budget discussions it was brought up in the equipment schedule that the crew was going to be in need of a new mower. Ron is getting bids from Smith Implements, Stone's Implements, Frailey, Superior and also Lett's Hardware for different types/sizes of mowers. Each business came in with pricing and Ron discussed each. Ron recommended and made a motion for purchasing the 61 inch, 27 horsepower Scag Cheetah from Superior for the price of \$7,488.93 including tax and trade in. The motion was seconded by Carol and motion carried.

A question was asked concerning drainage in the restrooms at the East Beach. The concern being that it sometimes holds water and can be a slip or falling hazard. Ron said he would talk to maintenance about this issues and see what can be done.

Ron brought to the attention of the board that we had previously discussed getting a small building placed at the North Entrance for summer gate guards, etc. Originally the Board discussed placing one that is similar to the building at the recycle center. After checking pricing, etc., Ron feels it would be more cost efficient for the Lake to go with The Barn Lot

out of Rushville. Ron made a motion that we commission The Barn Lot to construct and set a 10 by 12 building with a small porch/overhang that will be delivered to the entrance for \$3,100 plus tax. The Lake would be responsible for painting the building as it comes unfinished. Carol seconded the motion and then Dick asked for discussion. It was discussed that the building would not need a foundation because of its size and that with the Lake's usage agreement with the Lake Santee Regional Waste and Water Board, no permanent structures or changes would occur. The building will be placed on runners. The motion carried and the building will be purchased.

### **Security – Mike Cutrufelli**

Check the full security report in the Smoke Signal.

Mike stated that security will turn flashing lights on at all school bus stops from now on. Our security team follows all state codes and laws. Mike stated an interesting fact about school bus safety regulations, laws and fines. Code 921852 states that the state can charge a hefty fine for breaking these laws and the fine can be up to \$10,000 for re-occurring offenders. Mike turned things over to Dick to discuss boater safety. Dick explained that the Board has been discussing ways to train new owners or boaters on boater safety. In the past, the Lake gave each owner who purchased a boat permit a flyer about boat safety. The problem is very few read this flyer and then we see boaters driving the wrong directions and making poor choices while boating. Dick's daughter Shannon has been working with Dick to come up with a new boater safety training. Dick gave a brief overview focused on boating, skiing and swimming by going over a slide-show presentation that has been created to help train and keep our waters safer. Dick explained that this is just an initial attempt and can be edited. Polly stated we should add tubing to the area with skiing. Vicki asked if we could add a warning about diving off boats while parked at the beach to the swimming section. Dick stated we need to discuss that among ourselves and with our insurance carrier. Dick also stated that all new boater permits would ideally be required to watch the presentation and then we could place it on the website for all to see. The Board will continue to discuss implementation.

### **OLD BUSINESS**

No old business.

### **NEW BUSINESS**

Approval to move funds designated as reserve to set aside.

Dick asked all board members to turn to Profit and Loss Budget vs. Actual report. The budget vs actual shows that we have \$75,538.44 in excess. Dick asked for a motion to move those monies to the appropriate reserves and explained the anomalies. First, we set aside \$34,034

for dredging and this money not being spent this year needs to be moved to the Raymond James Dredging Reserve for future use. The Lake also received \$17,410.38 in income on lots that went to sheriff sale after foreclosure as well as \$19,668.49 refund from a Decatur County property tax refund. Carol made a motion to transfer the \$34,034 to the Raymond James Dredging Reserve and the remainder to the Reserve Account for erosion control and future purposes to be discussed. Mike seconded and motion carried.

### **MANAGER'S REPORT**

Brad stated that dues and assessment statements were mailed out on February 12. Those fees were due on March 1, and will be past due after April 1. Brad stated that those fees are coming in.

Brad also stated that the office received some money on a couple of bad debt collections. One for \$1,255.09 and the other in the amount of \$1,003.43. He is also expecting another \$1,800 in the next couple of weeks.

The lake office had a surprise with Frontier on the phone bill. The discounts that the Lake was receiving expired without notification from Frontier and the bill raised about \$120 a month. Brad spent a great deal of time on the phone with them and the discounts will be reinstated on next month's bill.

Brad has also been working with the attorney, Wickens, on getting common properties re-deeded and assessed as such. The Lake has to send a letter to the county requesting exemptions by April 1. Wickens and Brad have written this letter and have gotten the property deeds changed to reflect as common properties and unsalable. Brad is working on adding a few more properties to this list. Dick stated that this whole process started back in 2010 and have lowered our property taxes from around \$35,000 to now \$6,000.

Brad encouraged everyone to check the website and Facebook for all events and postings.

There being no further business, Mike moved to adjourn, seconded by Carol, motion carried. The next regular meeting will be held on April 13, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary