

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 8, 2017

The Lake Santee Property Owners Association Board of Directors met on March 8, 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, Vicki Wilson, Steve Gauck, Carol Goodwin, Polly Ann Fox and Mike Cutrufelli. Employees present were Brad Jones and Joe Jarman (92). Members present were Jim Hornig (668), Dick Veach (1384), Scott Gibbs (352), Paul Gosnell (1147), Clair and Nancy Fredrickson (348), Ronda Peetz (941), Claude and Shirley Livesay (530), and Charm Seright (121)

President Day called for a review of the minutes of the February 8th meeting. The minutes were approved on a motion by Carol Goodwin, 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:

Alerding CPA Group	\$	275.00	L & L Adv. – Five Points	\$	556.40
Apparelmaster	\$	167.60	Lake Santee RWWD	\$	417.19
Aquatic Control	\$	33,292.54	New Point Stone Co.	\$	320.88
Best Way Disposal	\$	662.48	Premier Companies	\$	910.66
Cardinal Pest Control	\$	45.00	R B S K	\$	84.00
Cardmember Services	\$	96.56	Rivera Screenprinting	\$	32.10
Colonial Life	\$	159.50	Summit Microsystems	\$	100.00
Crossman Fire & Safety	\$	186.09	The Office Shop	\$	48.03
ETC	\$	399.57	Tops Home Center	\$	32.22
Gillman Home Center	\$	240.09	REMC	\$	1,463.79
Brad Jones	\$	174.32	Lake Santee Marina	\$	8,830.33
Kramer Kreations	\$	48.95	TOTAL	\$	45,543.30

After presentation, the bills were approved for payment on a motion by Steve Gauck, seconded by Mike Cutrufelli.

MEMBER INTRODUCTIONS AND COMMENTS

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

Paul Gosnell (1147) – Paul stated Vinyl Solutions should be starting on the back deck of the restaurant in the middle of March, weather permitting.

Charm Seright (121) – Charm asked if it would be possible to mark the property lines of the Nature Habitat, as there was some concern from one of the neighboring properties as to exactly where the property line was. Ron asked Brad to have maintenance see if they can locate the pins. Charm also mentioned that the skunk cabbage is in bloom.

Dick Veach (1384) – Dick asked with spring coming and as much construction as we've had going on around the lake if the Clean Up and/or Building Committees is checking on rule 12.12 with homes being started and finished on the outside within 6 months of breaking ground. As he believes the construction site near the dam has been started for at least 6 months. He also referenced rule 12.18 in regards to having dumpsters and/or containers for trash, as there are a couple of remodels with debris. He wanted to make sure these are on the Clean Up and Building committees lists.

Joe Jarman (92) – Joe wanted to thank Jim for all of his work with Security. Jim will be retiring and Joe mentioned it's been an honor and privilege to work with him.

Jim Hornig (668) – Jim thanked Joe for his kind words.

CORRESPONDENCE

Brad mentioned he had two pieces of correspondence.

- Cincinnati Insurance will be here on Monday, March 20th to do an audit for general liability and workmen's comp. Brad mentioned this is completed yearly.
- The lake received notification of litigation as of today in Decatur County Court against the LSPOA and RWWD by a resident in regards to the North entrance. The attorneys have been notified and will begin working on it.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Nothing to report at this time.

Recreation – Carol Goodwin

Carol asked for a motion to add the Youth Fishing Tournament to the calendar. The tournament will be Sunday, July 2nd with registration starting at 9:30 and the tournament from 10am-noon. Motion seconded by Angel Hocker, motion passed.

Carol mentioned there are no other changes to the recreation calendar at this time.

Lakes & Beaches – David Martin

In Dave's absence Ron shared that the dredging should start late March or the first part of April. He also noted that the lake is beginning to fill up nicely with the amount of rain we have received.

Membership – Vicki Wilson

Vicki presented the following new members:

- Rich & Jessica Carter Lot 1291, 1292, 1293
- Jeffrey & Cindy Griffith Lot 1590

Community Room Committee – Vicki Wilson

Vicki reported the regular monthly meetings were held in the community room.

Building Committee – Steve Gauck

The following building permits were issued in February

- David Plew Lot 906 Concrete Seawall
- Tom & Cathy Berish Lot 556 Metal Porch Roof
- David Whiteside Lot 267 Boat Dock & Lift
- Darrell Peetz Lot 941 Boat Dock
- William & Deb Maxwell Lot 1654, 1655 Storage Building
- Darin Miley Lot 361 Extend Drive Culvert

Clean Up – Steve Gauck

Steve stated that no official rounds were done in February but would pick those back up towards the end of March. There are some things we are watching in regards to dumpsters needed and homes starting construction. They are monitoring these situations (earlier referenced by Dick Veach during introductions). Ron asked Steve if we had followed-up with the member who had the wrong style metal roof on a shed that was told it needed replaced. Steve will be following up on this.

Roads & Maintenance – Polly Fox

Polly gave an update on the mailbox clusters; we now have eight clusters completed. There are three on schedule to be completed next, Oneida Trail, Seneca Trail, and Manito Trail.

Lot 137, Polly stated the ground never froze enough for them to begin work, the gravel has been delivered. At this point they are expecting to have to wait on the ground to dry up before they can begin.

In regards to the shelter, we already have the rafters and Polly expects maintenance to begin working on it in the next few weeks. We are also looking at replacing the flooring

in the restaurant. Maintenance will be able to install it. The details still need to be worked out yet. The spillway was closed March 1st and the lake is already up a foot.

Security – Mike Cutrufelli

Mike started by thanking security for their hard work. He also thanked Jim Hornig as he is retiring and will be hard to replace. The new security boat has been delivered to the Marina. Greg will start transferring over the equipment and we will get the decals placed on the boat.

Joe asked to speak in regards to an issue with a diesel truck. There have been complaints of a loud truck driving around the lake at night. Joe wanted to remind everyone to call Security when they see/hear anything out of the normal. Security is more than happy to check out any type of odd behavior you notice going on around the lake. Please do not hesitate to call.

Mike mentioned they have been receiving complaints of individuals taking short cuts through lots to get to Bryant's Bar and Grill. He asks that people refrain from doing this.

OLD BUSINESS

Shirley Livesay wanted to thank the maintenance team for picking up the debris at the north end of the Lake.

Long Range Planning Committee – Ron asked Polly for a quick update. Polly mentioned they had a meeting on Sunday March 5th and they will continue to meet once a month but she doesn't really have any updates at this time.

NEW BUSINESS

REMC Annual Meeting

Ron wanted to mention that the REMC annual meeting is Tuesday, March 14th. If you have REMC service he encouraged you to attend, as they will elect officers that evening. You will also get a \$20 credit to your bill for attending. The meeting will take place in the auditorium of the Greensburg High School.

Senate Bill 467

Ron brought up Senate Bill 467. This bill was passed in the Senate and is moving on to the House. The bill is for public safety funding. On March 7th first reading referred to Committee on Insurance.

Details are from www.iga.in.gov - Fire department reimbursement. Requires payment under a property insurance policy that provides coverage for reimbursement for fire protection services (policy) to pay the fire department's charges, subject to certain

limitations, in response to a claim for which the insurer is liable under the policy.
Requires notice to the claimant when a fire department is reimbursed under a policy.

Please feel free to contact your State Representative (Cindy Ziemke) for our area in regards to this Bill. It is believed that this will affect the properties the lake no longer has to pay property taxes on.

Ron wanted to add that if you know anyone over the age of 18 and interested in becoming a member of the Clarksburg Volunteer Fire Department they are in need of volunteers.

Brad asked for the board to approve a write-off for \$833 that he believes is now uncollectable, as the property (lot 1039) has gone through Sherriff Sale. A motion was made by Mike Cutrufelli and seconded by Polly Ann Fox. Motion carried.

MANAGER'S REPORT

Brad started by saying the 2017 Dues and Assessments have been mailed and are now due. They will be past due after April 1st.

The office has also collected on two bad debts for \$926.57 and \$997.66 totaling \$1,924.23.

Brad had mentioned last month he was working with Frontier and they have now agreed that our service is being provided through ETC. They have given us a credit of \$304.09 and he is now trying to get it refunded to us.

The owner has redeemed two lots we purchased last fall at the Decatur County Tax sale. We will be receiving a check back for the funds paid including attorney fees and 5% interest.

Please check the website and Facebook page for any updates through the month.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on April 12th at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary