

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 14, 2014

The Lake Santee Property Owners Association Board of Directors met on May 14, 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, Jim Massingale, and Larry Foster. Employees present were: Brad Jones, Brandon Litmer, Joe Jarman, & Jim Hornig. Members and guests present were: Debbie Evans (1510), Kathy Tarzwell (806), Bonnie Gilaspy (912), Mike & Fae Cutrufelli (172), Paul Gosnell (1147), Tom Russell (1388), Scott Gibbs (352), Neil Jackman (911), Charm Seright (121), & Don Day (1645). Also present was Tony Yetter with Yetter Critter Getter LLC.

President Veach suspended the meeting while Brad introduced Tony Yetter of Yetter Critter Getter LLC who made a presentation to the Board. Yetter advised that he had received 80 calls from residents of Lake Santee having issues with muskrats, and that he had counted over two-hundred in one small area. He proposed a plan for the entire Lake rather than one home owner at a time. He would target the muskrat population, but could include non-target animals as well including turtles, beaver, snakes, and etc. Several questions were asked by both Board Members & property owners in attendance. His proposal includes labor, material, traps, obtaining property owner signatures, and relocation of the trapped animals for a full year for \$80,000 for both target and non-target animals. The Board will consider the issue and his proposal.

President Veach called for a review of the minutes of the April 9, 2014 meeting. **The minutes were approved on a motion by Angel Hocker, seconded by Larry Foster.**

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:

Acra Auto	\$902.97	Brad Jones	\$118.44
Apparelmaster	\$214.40	Kramer Kreations	\$91.75
Best Way Disposal	\$398.09	Lake Santee RWWD	\$638.12
Bingham Greenebaum	\$6542.00	Martin Overhead Door	\$406.86
Cardinal Pest Control	\$45.00	Murphy Insurance Agency	\$5959.00
Cardmember Service	\$3004.35	New Point Stone Co.	\$10778.05
Clear Creek Fisheries	\$9180.00	Premier Companies	\$1658.78
Colonial Life	\$159.50	Stone's Napa Inc.	\$119.66
Decatur Co Treasurer	\$2284.05	Sweet's Auto Repair	\$160.31
Keith Dalrymple	\$669.55	The Office Shop	\$72.73
Dyna-Pak Corporation	\$4474.60	Tops Home Center	\$123.14
Frontier	\$243.22	Verizon Wireless	\$148.30
Hoeing supply Inc.	\$27.66	Decatur Co REMC	\$646.80

In Park & Recreation	\$40.00	Total:	\$49107.33
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After presentation, the bills were approved for payment on a motion by Jim Massingale, seconded by Randy Ostendorf. Motion carried.

MEMBERS INTRODUCTION AND COMMENTS

During the introductions, a few questions were asked regarding using Bingham, Greenebaum, & Doll for anything other than property taxes and the repairing of pot holes in the chip & seal sections of road.

CORRESPONDENCE

Brad reported correspondence from Amerigas that we were to receive a credit against our account of \$195, but since the account had already been closed, he requested the credit in the form of a check. We will see if we actually receive it.

COMMITTEE REPORTS

Rules & Regulations – Doug Lecher

Nothing at this time.

Recreation –

Angel reported that the Easter Egg hunt was very successful and thanked the Girl Scouts for their help.

Larry reported the Youth Fishing Tournament will be held June 7th for children ages 4 to 14 & they will be broken down into four age groups. Refreshments and hot dogs will be served after the tournament. Please let Larry know if you would be available to help. We do have sponsors for trophies, bait and the meal. Also the Kiwanis will be having a breakfast that morning to benefit the new fire station.

Dick reported that the 1st Bass Tournament for this year was held April 27, 2014. They had 25 keeper bass with a total weight of 75 lbs.

Regarding the 4th of July celebration, Brad reported that we do have a contract for the fireworks and we do have a band contracted as well; Monarch Band. We are planning for two water slides this year. MainSource Bank will again have their Beach Bash but that needs to be verified. The Kiwanis Club and the Ladies Club will be participating in the celebration as well as the CERT team, the Clarksburg Community Volunteer Fire Department and the Friends of Wildlife. The Lake's celebration will be on Saturday, July 5, 2014.

Dick also mentioned the Clarksburg Community Volunteer Fire Department will be having a breakfast in the Community Building on May 24, 2014 along with a silent auction and a cash raffle.

Lake & Beaches – Larry Foster

The fish have been delivered. Larry & Brad attended a Indiana Lakes Management Society workshop. From that meeting, they learned that we may need to change the species of fish for the future.

Membership – Angel Hocker

Angel presented the following new members:

- Mark R. Scott Lot 955
- Ed & Jan Haskamp Lots 515 & 516
- Ken & Phyllis Baughman Lots 1443 & 1576
- Brett & Janis Muncy Lot 1234
- Tony & Leslie Farrell Lot 1393

Community Room – Angel Hocker

The room upstairs, the former restaurant, is available for rent as well as the Community Room.

Building Committee – Polly Ann Fox

The following building permits were issued this month:

- Betty Jo Davis, Lot 1033 Patio w/metal roof & asphalt driveway
- Charles Suiters, Lot 1416 Tile roadside ditch & concrete driveway
- John Silcox, Lot 606 Deck & walkway to existing dock
- Myron Beckner, Lot 1616 Deck
- Chris Bennett, Lot 1008 Deck for existing above ground pool
- Mike & Kim Berger, Lot 118 Deck
- Mike & Fae Cutrufelli, Lot 172 Fence

Clean Up – Polly Ann Fox

The Clean Up Committee made our first round on April 24, 2014. We sent out 17 letters and we have 4 on watch for improvement. We are scheduled to go out again on May 22, 2014. A question was asked about bank properties. It is difficult to get contact information and to get them to do anything but we will attempt and send them letters just like we do property owners.

Roads & Maintenance – Randy Ostendorf

We spent about \$11,000 on gravel and they seem to be in good shape for now.

Security – Jim Massingale

The full security report will be in the Smoke Signals.

There has been question regarding four wheelers. Jim reviewed Vehicles, Section 2.0 - 2.9 of the Rules and Regulations. Jim reiterated ATVs must be used on your own property only and are not allowed on the roads or Association lots. UTVs are

allowed as outlined in the Rules and Regulations. Jim also stated that bicycles are not allowed after dark without lights.

Property owners are asked to please have their stickers on their vehicles and make sure they are for the current year.

OLD BUSINESS

Brad has not been able to locate any contracts for website maintenance. We did have the website cleaned up and it seems to be okay now.

NEW BUSINESS

Brad presented the information and proposals from three different vendors for a new HVAC system for the LSPOA office and the restaurant. He recommended we approve Koors Heating & Cooling with an American Standard (Trane). The proposal is \$5740 for the office and \$13,582 for the restaurant already reflecting rebates available to us from REMC and American Standard. We will probably be able to get a federal tax credit in addition to the rebates.

We have budgeted for this expense. The current units have been in since 1988. Doug made a motion to replace the units, option 2 as presented by Brad from Koors, not to exceed \$18,722 with the stipulation that we go back to the other bidders or possibly another company to do some price negotiation. Polly seconded the motion. Motion carried.

Brad obtained pricing for "For Sale" signs for LSPOA properties that we have for sale at \$765 for 12 signs + tax and shipping. Brad will probably pick up the signs to save the shipping cost since he is in that area periodically. This is a non-budgeted item. Jim made motion to purchase the signs as recommended by Brad. Angel seconded the motion. Motion carried.

We currently have a 2013 - 2014 contract with Bernie Meyer for mowing. Bernie is proposing to extend the contract for 2015 - 2016 with a price increase of 50 cents per lot in 2016 and he does have a fuel cost increase stipulation. Randy made motion to accept the new contract and Angel seconded the motion. Motion carried.

The fireworks contractor is Scott Vickous from Indianapolis. The display would last for 20-25 minutes contracted for July 5 with a rain date of July 6, 2014. The contract amount is \$5000. Larry made a motion to approve the contract. Polly seconded. Motion carried.

In December we transferred money from money market to our operating account until dues started to come in. We need to transfer the \$68,000 back to the money market. We would like to also close the Centra Credit Union account which we opened for the bridge project. We need a board resolution to do that. We will look for another institution to house some of our funds to stay under the \$250,000 limit per account. Angel made a motion to move the money back to money market, close the Centra Credit Union account and look for another institution to house funds. Randy seconded the motion. Motion carried.

MANAGER'S REPORT

We have our Business Tangible Personal Property Tax Return completed by the accountants and needs to be filed no later than tomorrow. We don't owe anything.

We have filed our Business Entity Report with the State of Indiana as required each year.

There is a Personal Property Tax Handout available if you are interested at the table if you are having property tax issues.

We have collected \$2,227.98 in old debt and made a settlement on a foreclosure property of \$1,000 but we need to write-off \$1645.61 on that property. Doug made motion to make the write-off, Polly seconded the motion. Motion carried.

We have set up a payment schedule for another old debt of \$2057.79 to be made in 6 monthly installments. We will not charge further finance charges during that repayment period.

Heavy trash pick-up is occurring now through May 18, 2014.

We have hired some new gate guards and beach attendants. They will start May 23 & work through Labor Day. We are also in the process of hiring additional summer maintenance help.

Check the webpage & Facebook page for up to date information.

There being no further business, Randy moved to adjourn, seconded by Angel, motion carried. The next regular meeting will be held on June 11, 2014 at 7:30PM in the Community Room.

Respectfully submitted,

Polly Ann Fox