

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 13, 2015

The Lake Santee Property Owners Association Board of Directors met on May 13, 2015 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Carol Goodwin, Larry Foster, Jim Massingale, Mike Cutrufelli, Ron Day and John Lecher. Employees present were Vicki Schrader (618), Jim Hornig (668) and Brad Jones. Members and guests present were: Bill and Ginger Ryle (579), Buddy and Terri Suiters (1416), Deb Evans (1510), Paul Gosnell (1147), Larry Sandman (257), Ronda Peetz (1299), Nancy and Clair Fredrickson (348), Phyllis Schilling (530), and Don Hassler (2).

President Veach called for a review of the minutes of the April 8, 2015 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Mike Cutrufelli.

In Angel's absence, Dick Veach 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:

Apparelmaster	\$ 214.40	Lake Santee Petty Cash	\$ 279.59
Becker Electric Supply Co.	\$ 2,217.96	Murphy Insurance Agency	\$ 8,173.00
Best Way Disposal	\$ 609.57	New Point Stone	\$ 1,503.00
Cardinal Pest Control	\$ 45.00	Premier Companies	\$ 811.10
Cardmember Service	\$ 902.36	Prince Minerals	\$ 3,123.60
Colonial Life	\$ 159.50	Schreiber Lumber	\$ 1,603.39
Decatur Co. REMC	\$ 1,000.18	Stone's Farm Service	\$ 2,439.60
Decatur Co. Recorder	\$ 221.00		
Decatur Co. Treasurer	\$ 1,747.54	Summitt Microsystems	\$ 50.00
4 C's Gutters-Joe Custer	\$ 3,483.54	Sweet's Auto Repair	\$ 323.37
Franklin Co. Recorder	\$ 12.00	The Office Shop	\$ 53.55
Frontier	\$ 249.16	Tops Home Center	\$ 11.76
Gillman Home Center	\$ 559.13	US Post Office	\$ 49.00
Harrison Sand & Gravel	\$ 794.41	Verizon Wireless	\$ 121.05
Brad Jones	\$ 170.13	Wickens & Wickens	\$ 680.00
Lake Santee Marina	\$ 9,703.73	Pitney Bowes	\$ 500.00
Lake Santee RWWD	\$ 390.52	Total:	\$ 42,202.14

After presentation, the bills were approved for payment on a motion by Mike Cutrufelli, seconded by Carol Goodwin. Dick mentioned that the Women's Club paid for the soffit used on the community room overhang and thanked them for graciously donating the money for that.

MEMBERS INTRODUCTION AND COMMENTS

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

CORRESPONDENCE

The lake received a letter from the Decatur County Family YMCA thanking the Lake for the successful triathlon held last year. They are looking forward to holding the 4th annual triathlon event at the Lake this year on September 12th and would like to add a duathlon that will consist of 2 mile run, 13 mile bike ride, and 5k run. The routes will be the same as the triathlon so no additional roads will be affected. Dick asked for a motion to approve this request. Carol Goodwin presented a motion, Mike Cutrufelli seconded. The motion passed.

The Lake received an email from Chip Ayers of the bass club asking to be able to bring some students from North Decatur Jr/Sr High School to go fishing. He has been working as a mentor for this group of at risk boys. They have obtained a donation for rods and tackle for the boys previously but have not been successful as of yet. He is asking for permission for himself, and a couple of other adults to bring the boys out to go fishing. Mr. Ayers is a member of the Lake but would like to request approval. A motion was made and the board approved by Mike Cutrufelli, and John Lecher seconded.

The lake received another thank you letter from Ray Hoffbauer (546) for the opening and use of the North gate.

The Lake received another letter from Jay Stegman asking to purchase lots 731, 732 from the association. The couple would like to offer \$4,000 for the two lots combined, putting a \$1,000 deposit and \$200 a month in payments until paid in full. Brad stated that the offer is an acceptable offer for the lots. Carol Goodwin made a motion to accept the offer contingent to property not being transferred until the price is paid in full. Larry Foster seconded. John Lecher asked if this would be considered as a land contract and if we have done this before. The Board had some discussion and decided that the offer is reasonable but there needs to be some type of written agreement for their protection and ours. Dick stated that the Board should get advice of council before continuing with the motion. Carol amended contingent to our getting the attorneys guidance and including lawyer fees in with the price of the lots and written documentation. Larry seconded the motion with amendments. Motion was defeated 4 to 3, which included a tie breaker vote by Dick.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

Nothing at this time.

Recreation – Mike Cutrufelli

Mike reported that Carol has a letter that will go to the Chamber advertising the 50th Jubilee.

A bench is being constructed by the maintenance crew, which will house the time capsule. The time capsule is in the process of being filled. The bench will have a plaque with the Indian head and the Lake logo, “One of Indiana’s Finest Lake Developments” and 2015 to be opened 2040.”

Mike thanked Paul, Nancy, Shannon, and Scott for all of their work on the Lake’s Commemorative History Book. Books are on pre-order sale now and will be on sale at the celebration. Pre-orders should go to Paul or Nancy and the cost of the book is \$5. Mike said that numerous groups are getting involved in planning and participating in the celebration. There will be four bands, coffee and donuts starting at 9:00 am, as well as numerous other events throughout the day. Mike stated that a timeline of the activities will be in the next edition of Smoke Signals.

Mike also explained that the committee is looking into sending out a flyer/invitation to all members. Ronda is still accepting and seeking sponsorships for the event. Sponsors can pay \$250 to get their names on the back of the shirts being made.

Mike announced other upcoming events and dates:

May 17 – bass tournament

May 20 – the next planning meeting for the 50th jubilee at 7:00pm in the community room.

May 23 – Clarksburg Community Volunteer Fire Dept. pancake breakfast fund raiser at the new fire house.

July 4 – Independence Day celebration with a water slide and “Frozen” 5 in 1 bounce house/slide for kid’s activity along with the Beach Bash, a band, and ending with the fireworks.

July 5 – Youth fishing tournament.

Nancy mentioned that people competing in the fishing tournaments do not have enough parking space for their boats and asked for some additions to the dock area. Each additional dock cost around \$2500. Dick mentioned that the Lake would be able to open the gate to the beach which would allow participants to park their boats on the beach.

Lakes & Beaches – Larry Foster

Larry discussed that the budget for the purchase of fish was a total of \$7500. The bid from Clear Creek Fishery came in at \$7700 and this includes 2000 large moth bass (4-6”), 1000 hybrid stripers (5-7”), and 1000 channel cats (6-8”). Larry asked that the board

grant the overage of \$200 to go ahead with the purchase of the fish. Purchase of the fish carried on a motion by Larry Foster and a second by Ron Day. Delivery should be soon, the provider has the fish in stock.

Larry also presented the board with a suggestion to get rid of large carp (trash fish) in the Lake. He requested that he be allowed to set up trot lines at the far end of the fishing area to get rid of some of these fish as well as a small supply budget. This would be a special exception to rule 7.9 concerning setting of trot lines in the Lake. Larry made a motion to allow this exception, allow Larry to set up such lines and allow him up to \$100 to purchase supplies. The motion was seconded and passed five in favor and two opposed.

Larry reported that the Youth Fishing Tournament will be held on July 5. Hilliard Lyons is the main sponsor for the event and will be providing trophies. Other sponsors include the Lake Santee Marina for bait, Roy McQueen, Ken Meyer, TOPS, Rural King, Papa Johns and Little Caesars. Hot dogs, chips, and pop will be provided by the recreation committee.

Membership – Carol Goodwin

Carol was excited to say that she received the first new member survey and shared some information on a new property owner.

Carol presented the following new members:

- Phil Wenning Lot 432
- Stephen & Mia Thurman Lot 442
- Nathan & Beth Walsman Lot 1568
- Jamison Woolston Lots 1658, 1659, 1660, 1661
- Mark & Cheryl Vincent Lot 1158
- Kenyon & Patricia Helm Lot 1414
- Eric & Beth Weishaupt Lot 1110
- Greg & Pam Guffin Lot 144
- Joseph & Sandra Gentry Lots 736, 739, 719

Community Room – Carol Goodwin

Nothing at this time.

Building Committee - Jim Massingale

The following building permits were issued this month:

- Doug & Rizalinda Hinds, Lot 932 Boat lift on existing dock
- Joseph Gentry, Lot 737 Enclose part of front & rear deck & add wrap around deck

Clean Up – Jim Massingale

Jim stated that with the upcoming 50th Celebration, 33 letters were sent out to property owners asking them to take care of some issues so that the community looks its best for the upcoming event. The office has already received four responses from property owners.

Roads & Maintenance – Ron Day

Ron explained that the amphitheater is about 96% complete, just waiting on fans and electric hook up by Decatur County REMC. Maintenance crews are getting gravel down on the gravel roads, mowing has begun, and all summer help is on board.

Dick suggested that because the amphitheater is not a shelter, the Board needs to write some verbiage and regulations concerning the use of the amphitheater. Dick volunteered Polly since she is the head of Rules; Carol and John volunteered to assist.

Security – John Lecher

Permanent speed limits signs have been placed around the Santee Drive as well as a stop sign off of the North gate entrance on Tass Trail at Santee Drive.

OLD BUSINESS

ETC Update

Some of the Lake property owners received a letter explaining the start of construction by ETC. The Board has yet to approve any aspects of the project. ETC has presented a new proposal to the Board replacing the building (hub) with a couple of cabinets and an easement granting for lot 279, an access lot. ETC would use the cabinets and then nodes throughout the property. All lines would be ran on electric poles within Decatur County when possible, but underground in Franklin County. The price of pole usage in Franklin is far too pricey. Carol made a motion that the board approve the signing of easement documents with prior approval of connection box placement as well as all aspects of the project. Mike seconded, motion carried.

North Gate update

The North gate is still open and is experiencing continued success and approval. The open gate seems to have been beneficial to many people as well as construction crews. Maintenance and Haskamp Excavating has done some work on Taas Trail to fix some soft spots in the road. Decatur County Highway Dept. asked us to widen the radius of the

entrance. The gate has since been removed, and the road widened. This allows for a car to enter and exit the Lake safely.

Tree house, Committee report

The committee that researched the concept of tree houses within the community presented a report and its findings/position. The committee found that at present time the county has no regulations on tree houses except that a railing must be placed on anything 42" high or higher but no permit is required. The #1 complaint about tree houses is the blockage of view and or privacy. The county is currently working on regulations and suggested the lake discourage the use of tree houses due to liability issues. Carol made a motion to not allow tree houses within the community and to amend the rules to state this. The motion was seconded by Jim and carried with a 5 to 2 vote.

NEW BUSINESS

Mail Box

The board discussed the approval of a 12x12x23 locked and secure mail drop box for members to use to mail important bills and letters. After much discussion the board decided to table the decision until we had more information.

Paving

MAC Asphalt offers asphalt rejuvenation. There is a small trial section at the main beach entrance. The product soaks into the asphalt about 2 ½ inches and seals and rejuvenates the actual asphalt surface by filling those cracks. This process lasts about 5-6 years and is considerably cheaper than paving. The Lake could do almost the entire Santee Drive for the price of paving our typical mile. This savings would allow the Lake to use money to address some of the secondary roads with chip and seal or other options. After some discussion, Ron moved that the Board try this new method on 3 miles of Santee Drive. This length of road would allow us to fix some of our damaged areas of road and would take us 2 miles further than conventional asphalt for less money. Mike seconded and the motion carried.

Ron also discussed a new product in place of chip and seal for secondary roads called millings. Ron suggested that the board look into this option by using it on the trash / recycle center. King Asphalt can do this at the Recycle center for \$5,600 to use as a trial surface, this would not include the upper road by the brush dump area. Ron moved that we contract with King Asphalt in the trash / recycle center, seconded by Mike; motion carried.

MANAGER'S REPORT

The website is up and running and getting lots of visits and hits. Heavy trash is currently going on at the recycle center. Brad stated he was able to save the Lake some money on property taxes for properties that were miss-assessed.

Vicki Schrader suggested the board make a ruling concerning construction being parked on Santee drive before 8 am and after 3 pm due to school bus issues. This has become hazardous and inconvenient. John and Carol are going to look into this matter further.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on June 10, 2015 at 7:30 PM in the Community Room.

Respectfully submitted,
Angel Hocker, Secretary