

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**May 11, 2016**

The Lake Santee Property Owners Association Board of Directors met on May 11, 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, Angel Hocker, Vicki Wilson, David Martin, Jim Massingale, Carol Goodwin, Ron Day and Mike Cutrufelli. Employees present were Brad Jones and Jim Hornig (668). Members present were Kathy Tarzwell (806), Buddy and Terri Suiters (1416), Wade Amos (364), Scott Gibbs (352), Clair and Nancy Fredrickson (348), Ronda Peetz (941), Chris and Debbie Ehrhard (915), Debbie Evans (1510), and Maurie Goodwin (894).

President Veach called for a review of the minutes of the April 13, 2016 meeting. The minutes were approved on a motion by Carol, seconded by Polly.

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

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

Apparelmaster	\$ 173.52	Kings Asphalt	\$ 55,018.50
Becker Electric Supply	\$ 188.98	Lake Santee RWWD	\$ 404.26
Best Way Disposal	\$ 578.06	Murphy Insurance Agency	\$ 6,077.00
Cardinal Pest Control	\$ 45.00	New Point Stone Co.	\$ 10,319.59
Cardmember Service	\$ 4,322.92	Premier Companies	\$ 747.67
Clear Creek Fisheries	\$ 12,010.00	Rock Valley Stone	\$ 616.32
Colonial Life	\$ 159.50	Summitt Microsystems	\$ 50.00
Decatur Co. Treasurer	\$ 1,914.18	The Office Shop	\$ 43.02
Frontier	\$ 281.06	Tops Home Center	\$ 126.46
Hoeing Supply	\$ 26.48	Verizon Wireless	\$ 122.64
International Pipe	\$ 25,000.00		
Brad Jones	\$ 209.96	<b>TOTAL</b>	<b>\$ 118,435.12</b>

Dick explained that a portion of the Treasurer's Report is in bad debt of \$630.00 (under line 605 on budget statements), and asked for a motion to write it off. A settlement had been made on a bad debt and \$1,800 was collected in the settlement. The write off was approved on a motion by Carol, seconded by Ron.

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

## **MEMBER INTRODUCTIONS AND COMMENTS**

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

Buddy Suiters gave the only member comment and stated that the North entrance looks very nice.

## **CORRESPONDENCE**

Brad stated that he received some correspondence from Ryan King who is wanting to place a slider dock attachment on a rented dock area. This would be attached to a seawall and would be so that he could get his boat up out of the water. After some discussion the Board agreed not to allow this based on Rule 4.18 that states rented docks will have no lifts or fixtures attached.

Another member asked about multiple slip rentals, and specifically how many slips a member can rent. Dick stated that there was no set limit, but there were set processes. The Board discussed the issue and is leaning towards limiting the number of slips rented per member. After more discussion, the Board decided they will amend the policy to state a limit of two per member.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Polly Ann Fox**

Nothing at this time

### **Recreation – Carol Goodwin**

Carol started by saying she still is searching for someone to run or help with the corn hole tournaments. No one has yet stepped up, and Carol does not know how to do this.

Carol explained that she has planned some children's activities for the same day as the Clarksburg Christian Church event.

Carol was sad to say that she has had to cancel several events due to rain and cold weather. Dan Mobley traveled from Florida to play here at the Lake. This event has been rescheduled for August 6 along with rescheduling a few other events to follow suit. Matrix is scheduled for this upcoming Saturday, and yet again the weather looks bad. After some discussion, the Board decided to cancel this event due to weather.

Carol also announced that on July 3, the Ladies of the Lake (LOL) will be hosting a boat parade and will be providing food for the youth fishing tournament. This event needed board approval. The event was approved on a motion from David, seconded by Mike.

The rest of the recreation schedule will be posted in the Smoke Signal.

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

David discussed information concerning the refinishing of the main beach umbrellas. David received a bid from KFAB for the price of refurbishing for the amount of \$1,400 plus another \$300 for netting to go under the umbrellas that would keep the birds from nesting under the umbrellas. Audience members asked how long the netting would last. There was some discussion, but no one had a solid answer. Nancy Fredrickson asked if the umbrellas were still under warranty and stated she thought there maybe be some left. The Office has been unable to find any records on the umbrellas. The Board decided to have KFAB go ahead and complete work on one umbrella and get firm pricing on the refurbishing. Dick stated that the umbrellas are an icon of the lake and we want to keep them up and looking nice.

### **Membership – Vicki Wilson**

Vicki presented the following new members:

- Tim & Julie Ryan Lot 1379, 1380
- Ann Moss Lots 1003, 1004, 1005
- Chris & Holly Roberts Lot 1061
- Phillip & Denise Hadley Lot 646
- Eric & Emily Bosch Lots 973, 974, 975
- William & Jennifer Basey Lots 1401, 1402
- Brodey & Kristina Willis Lot 1427
- Mark & Pam Heisler Lot 927
- Mark & Kayleigh Gordon Lot 617
- Gina Fehrenbach Lot 118

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

Nothing at this time.

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

The following building permits were issued in April:

- Donald Rabe, Lot 893 Boat Dock
- Tom & Kathy Hill, Lot 798 Vinyl Siding
- Wade & Stephanie Amos, Lot 364 Utility Shed
- Tim & Julia Ryan, Lot 1379, 1380 Replace dock & rip rap
- Clarence & Kay Story, Lot 268-270 Steel fence, 40.4” tall
- Katie Weed, Lot 825 Replace Roof, asphalt shingles
- Chris Salmon, Lot 37, 38 Picket fence w/wire mesh and close in porch on garage

### **Clean Up – Jim Massingale**

No report at this time. Jim did state that there are numerous brush piles around the lake and that when the rain stops, he hopes members get rid of those piles.

### **Roads & Maintenance – Ron Day**

Ron stated that the North entrance looks good. He informed the audience that the electricity is installed, the message board is delivered and will be installed soon. Cameras are installed and working at both entrances. Millings are complete now as well. Ron explained that this time when they put millings down, they chopped them up to a finer grade, heated them, and rolled them with a heavier roller. This helped them to pack down better. Speed bumps will be installed soon on Tass Trail. Maintenance laid rip rap along the ditch on the east side of the North entrance to try to support the sides of the road. Millings will also be used on a few more roads this yet this month. Pueblo Trail /Santee Drive down to Niagara, and Itawamba will be resurfaced with millings using the same process as the North entrance. During the summer months, maintenance will also be working on the gravel roads, and getting some areas fixed with geo tech and gravel.

### **Security – Mike Cutrufelli**

Mike thanked security for all of their work. Mike again asked residents to watch for the school bus as the year comes to a close and follow speed limit signs. Full report in the Smoke Signal. Mike stated that Brad is working on ordering two smartphones for use by our security. These phones will allow them a quicker response time in emergencies.

Mike also advised residents to not purchase a Knox Box from Amazon but to make sure boxes bought are true Knox Box products.

Dick explained that the discussion about the Knox Box came about because we had an older resident that needed emergency services and they were not able to get into the house. The Knox Box allows emergency personnel to have a key to access the house in case of emergency without damage to any door etc.

Dick also wanted to say that one of the security guards stopped a resident and gave them a speeding ticket. He said that there is a rumor or perception that the Board does not support security giving out tickets, and he wanted to make sure that members understand this is completely false. Dick stated that it is a privilege to live here and the #1 concern is safety of residents, both on roads and the water. He asked members to call in speeders. Dick stated that security patrolled 300 hours and gave 2 warnings and one ticket. Jim Hornig stated that if residents are going to call in a speeder, to try to know who it is. By the time security gets there, the speeder is gone. Dick again thanked security for the ticket and stated he would love to see them give more.

Jim Hornig also stated that the Lake is going to great lengths to make our roads nice, and residents need to take care of them. He said as soon as the new millings were laid, someone was doing donuts and trying to tear them up. If residents see this, call it in.

## **OLD BUSINESS**

Dick discussed the Women's Club ideas presented at the last meeting and the Board's thoughts on the suggestions. Dick reminded the attendees that the Women's Club had thrown out some suggestions of projects that they would be happy to help fund.

The first suggestion was to help pay for the umbrella reconstruction by purchasing the netting to be used underneath each umbrella. This netting would help keep birds from building nests in the umbrellas and would help keep the beach clean. The Board loves this idea and would like to thank the Women's Club for the financial assistance on this project.

The second suggestion was to place ceiling fans on the underside of the deck, just outside the Community Room. Dick explained that there are a couple of problems with this. First, the area is not high or tall enough and the fans would create a hazard with people hitting their heads, and that electricity would have to be run, and fans would have to be mounted, which in turn means putting holes in the covering. The Board feels this is not something we want to do.

The last suggestion was in creating a dog park. Dick explained that the liability would be too high on something like this. If someone or someone's dog was to be injured by another dog, it could turn out bad for the Lake. The Board is not interested in doing this at this time.

## **NEW BUSINESS**

Clarksburg Christian Church luncheon will be held June 11th in the Community Room. Carol stated they are requesting approval from the Board to have a bounce house and other activities. Carol would like recreation to support this event by including children's activities and make it a community event. All of the extras for the event (bounce house, etc.) were approved on a motion by Carol, and seconded by Mike. Brad stated that the lake has been given the certificate of insurance for the bounce house, etc.

The Booster Club has previously offered to purchase and donate another dock to be placed at the main beach area. This dock would not be for rent but would be a public access dock. This came about because there is not enough docking space for people to use during the fishing tournaments or just busy weekends. Maintenance has moved one dock to the main beach area, and the Booster Club has donated a second for the other side. Again, these are not reserved areas, but are for public use. The Board accepted this gift on a motion by Carol, and seconded by Mike. The Board has agreed to take care of the upkeep on the dock, and thanks the Booster Club for their generous gift. Dick stated the tournaments are growing events and have large numbers of participants.

## **MANAGER'S REPORT**

Brad stated that the Lake sold three more lots this past month.

Brad also announced that there have been 20 young people and one adult apply for summer gate guard and beach attendant positions. This is good since we are going to post guards at both the Main Entrance and the North Entrance, as well as the Main Beach area.

Brad reminded residents that on May 21st Margaret Mary Health Foundation is hosting the *Vélo in the Ville* fundraiser and that there will be participants biking to the Lake. These bikers will not be going around the subdivision but will be coming into the Lake and stopping at the Main Beach area for the restroom and refreshments. Brad has received the certificate of insurance for this event.

Brad encourages residents to continue to check the Facebook page and the website for announcements, pictures, and community happenings.

Before the meeting closed, Dick announced that there is a resident in need of some help to get her pontoon boat launched. Mrs. Schroeder needs someone with a trailer who would be willing to put her boat in the water for her. Call the Lake office.

There was also a reminder about the Clarksburg Community Volunteer Fire Department Breakfast on May 28 from 8-11 am at the Lake Santee Station #2.

There being no further business, Mike moved to adjourn, seconded by Ron, motion carried. The next regular meeting will be held on June 8, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary