

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 10, 2017

The Lake Santee Property Owners Association Board of Directors met on May 10th, 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, David Martin, Steve Gauck, and Polly Ann Fox. Employees present were Brad Jones, Joe Jarman (92) and Greg White (859). Members present were Rick and Mary Johnson (543), Jim Hornig (668), Buddy and Terri Suiters (1416), Charles Winzenread (1097), Ronda Peetz (941), Shirley Livesay (530), Bill & Ginger Ryle (579), Clair & Nancy Fredrickson (348), Paul Gosnell (1147), Charm Seright (121), Barbara Cripe (880), Phil Baker (849), and Scott Gibbs (352).

President Day started by advising the Board had received two letters of resignation from current Board members, Vicki Wilson for personal reasons and Mike Cutrufelli to take a part-time position with security. The two vacancies will not be filled until the August elections, leaving four open positions on the Board with three being three year terms and one being a one year term. Ron asked for a motion to accept the resignations, motion made by Polly Ann Fox and seconded by Steve Gauck. Motion carried. Brad stated that Jim Byrd, Mike Cutrufelli and Greg White had been hired for the Security Team.

President Day called for a review of the minutes of the April 12, 2017 meeting. The minutes were approved on a motion by Dave Martin, 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:

Airgas USA	\$ 90.95	Lake Santee Marina	\$ 96.75
Aramark Uniform	\$ 194.21	Lake Santee RWW	\$ 418.31
Best Way Disposal	\$ 637.64	Midwest Toxicology	\$ 60.00
Cardinal Pest Control	\$ 45.00	Murphy Insurance	\$ 6,566.00
Cardmember Service	\$ 222.68	New Point Stone	\$ 8,635.09
Clear Creek Fisheries	\$ 12,010.00	Premier Company	\$ 494.68
Colonial Life	\$ 101.54	Stone's Napa	\$ 22.80
REMC	\$ 1,053.29	Summit Microsystem	\$ 50.00
ETC	\$ 98.48	The Office Shop	\$ 39.29
Greensburg Tool	\$ 35.85	Tom Sibbitt Chev	\$ 34.12
Brad Jones	\$ 177.02	Wickens & Wickens	\$ 1,919.73

\$33,403.43

Bills Paid Prior to Meeting

LSPOA Petty Cash	\$ 157.66	Pitney Bowes	\$ 801.49
Dec Co REMC	\$ 1,420.36	Deborah Glenn	\$ 256.00
Floyd Myers	\$ 60.00	Dec Co Treasurer	\$ 1,580.24
Thomas Docks	\$40,000.00	Dec Co Area Plan	\$ 345.00
Floyd Myers	\$ 120.00	Total Disbursements	\$ 78,144.43

After presentation, the bills were approved for payment on a motion by Dave Martin, seconded by Angel Hocker.

MEMBER INTRODUCTIONS AND COMMENTS

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

Rick Johnson (543) – Rick spoke on behalf of the Clarksburg Volunteer Fire Department concerning the pancake breakfast on Saturday, May 27, 2017. Rick asked permission for the Fire Department to park the old Fire Engine in the gravel area at the fire station the week of the breakfast with a sign to remind members of the breakfast. A motion was made by Steve Gauck to allow and was seconded by Angel Hocker. Motion carried.

Bill Ryle (579) – Bill stated he was there on behalf of his daughter who owns 657 Sarsi Drive. He stated there were some drainage issues on the building site and he had contacted Brandon to look at addressing it. Brad stated he had discuss with Brandon.

Ronda Peetz (941) – Ronda shared with the audience a new mural that was recently completed in Greensburg on the Watson Chiropractic building located at the corner of Broadway and North St. She shared with the audience a picture of the mural that has Lake Santee’s totem pole incorporated in the right wing. The mural was completed by Kelsey Montague and funded by a community fundraiser with Main Street Greensburg and others. She encouraged everyone to check it out.

Shirley Livesay (530) – Shirley wanted to thank Mike Cutrufelli for closing a neighbor’s garage door after they noticed it had been open for some time.

Charles Winzenread (1097) – Charles stated he was concerned with the amount of money being spent on dredging and that he is more concerned with the roads not being paved or maintained.

Joe Jarman (92) and Greg White (859) – Both thanked the Board for the great job they do.

Nancy Fredrickson (348) – Nancy stated she noticed in the April edition of the Smoke Signals that the security report stated we weren't having gate guards. She asked when this was decided. Polly Ann Fox explained that the Board came to the decision during budget discussions and determined it would be best to have gate guards on holiday weekends and have a larger presence at the beach throughout the summer. By having attendants at the beach more frequently we will enforce the beach rules to help prevent trash on the beach area as well as ensuring non-members aren't using the beach.

CORRESPONDENCE

Brad presented a pamphlet that he had received in the mail for a conference on Dam Information Resources and Training. He asked the Board for approval to allow Brandon and himself to attend the conference. The cost is \$50 per person and is one day. There are a larger variety of sessions they will be able to attend for information on dams including but not limited to Dam's 101 – Basic Info, Funds for Dam's, Awareness of Dam's, and a Q&A session. The session will take place on June 13th. A motion was made by Polly Ann Fox to allow Brandon and Brad to attend; Angel Hocker seconded it. Motion carried.

The Lake Santee POA received an invoice via the attorney that the insurance company hired in regards to the current litigation at the north entrance. The bill is for \$2,500, which is the deductible on the Blue Chip policy of our insurance. This helps cover defense costs, damages, and obligations to pay. A motion was made by Dave Martin to pay the bill and was seconded by Steve Gauck. Motion carried.

Brad stated there was a tree struck by lightning on association owned property – Tract 1C. The association will need to have the tree removed as to prevent any future damage. We received two quotes to cut down and remove debris from tree leaving the wood to be used at the maintenance building – Hughes Tree Service \$900 and One Pride Tree \$500. Polly Ann Fox made a motion to use One Pride Tree subject to proof of insurance and good standing with the state; Angel Hocker seconded motion. Motion carried.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel presented a first reading of rule 4.1 as the Board felt this rule needed updated to reflect how boats are currently titled. A member asked about the pros/cons of making adjustments to this rule. The board felt with the changes in boats it is hard to get a new

ski or speedboat in our current rule based on how the length of the swim platforms is now being included with the overall length of the boat on the title.

Current Rule 4.1

Only one boat of each type available is allowed on the Lake per membership. For example only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition the member may have a canoe, rowboat, paddle boat, raft, etc. The length of speed, bass & fishing boats shall not exceed 20 feet. Deck boats are not to exceed 22.5 feet. Pontoon boats are not to exceed 28 feet. No watercraft with sleeping or on board toilet facilities will be permitted.

a) Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to six paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.

Proposed change to Rule 4.1

Rule 4.1 – Only one boat of each type available is allowed on the Lake per membership. For example only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition the member may have a canoe, rowboat, paddle boat, raft, etc. **The length of speed or deck boat, bass, and fishing boats shall not exceed titled length of 22 ½ feet. Pontoon boats are not to exceed 28 feet.** No watercraft with sleeping or on board toilet facilities will be permitted.

a) Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to six paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.

A motion was made by Polly Ann Fox to change rule 4.1 as read; Steve Gauck seconded the motion. Motion carried.

The second reading will take place at the next board meeting on Wednesday, June 14th at 7:30PM.

A member in the audience asked if the board had considered creating a rule to keep members from filling the ballast on wakesetter boats as it creates havoc on the shore protection. There is a concern as we are seeing a large number of these types of boats being launched on the lake. The member stated some lakes are creating a rule stating that the ballast cannot be filled and if you are caught with it full there would be a fine. Angel stated the Board would take a look at these types of boats and determine if a rule needs to be made.

Recreation – Carol Goodwin

In Carol's absence Ron briefly spoke in regards to recreation events. He stated the Easter Egg Hunt went well and to check the recreation calendar in the Smoke Signals for up to date information.

Lakes & Beaches – David Martin

Dave gave a brief update on dredging and stated they are about at the halfway point. The first bag is full and they've started filling the second. A third bag has been ordered.

They are placing some larger pipes to hold cables. The target is to have the area cleared by Memorial Day weekend.

Membership

Ron presented the following new members:

- William Chaffin Lot 432
- Michael & Briana Dunkin Lot 1612
- Daniel & Patricia Fehrman Lot 731
- Chad & Suzanne Lovitt Lot 1184-1185
- Benjamin & Laura Miller Lot 392
- Clifford Rasdall Lot 314
- Charles & Vicki Dingler Lot 1566

Community Room Committee

Ron reported the regular monthly meetings were held in the community room. There are some minor repairs being completed in one of the closets.

Building Committee – Steve Gauck

The following building permits were issued in April:

- Tammie Strietelmeier Lot 522-524 Boat Dock
- Thomas Eberle Lot 914 Add to 2nd floor deck
- Chris Bennett Lot 1008-1009 Tile in Ditch
- Clint & Amber Rush Lot 1362 8' X 10' Outbuilding
- Jim & Kellie Meer Lot 786 New house w/ Attached Garage
- Jim & Gayle Bryant Lot 599 Replace existing roof w/ Dim Shingles
- Carson & Pam Trent Lot 1174 Room Addition
- Thomas Berish Lot 556 Extension to existing dock

Clean Up – Steve Gauck

Steve stated the clean up committee took a trip around the lake and sent out 4 first letters to members.

Roads & Maintenance – Polly Fox

Polly Ann Fox stated the maintenance crew has been mowing weather permitting. They burned a brush pile at the recycle center and fixed the hole in the road near lot 798. They will be applying dust control this summer once things dry out. Concerning the ditch at 1417-1418, they are still looking at a solution.

New Point Stone has started delivering and spreading stone on the gravel roads with having approximately 659 ton spread. There is currently patching being completed on the millings at the North entrance, Blackfoot, and Itawamba. Rejuvenation will also be completed this summer starting around lot 1190 and heading north towards the bridge. We are still working with King's asphalt to have the troubled areas they fixed last fall repaired. Mailbox clusters to be completed next are at Seneca, Oneida, and Apache as weather and time permits.

Ron asked Brad about the permits for the pavilion and he stated he had one more form to fill out and send in to get the permits.

A member stated that her mailbox is in one of the new clusters and she stated that there is some difficulty in getting it closed and when it rains the mail gets wet. Brad stated he would have maintenance check it out and try to adjust it. If it couldn't be adjusted a new mailbox would be placed.

Security

Ron provided a brief update on security. The light bar for the boat has arrived along with the lettering to be installed. The boat will be ready by Memorial Day weekend. Ron stated we have some new security staff that has just started.

OLD BUSINESS

Women's Club – The Women's Club asked at the last meeting if the board would consider allowing them to rent table space on the Saturday of the July 4th festivities. The space would be either a 6ft or 8ft table provided by the Women's Club for members who wish to bring garage sale items to the shelter house at the main beach. You would be required to reserve your table by contacting Mary Johnson or Fae Cutrufelli. The exact cost of the tables has yet to be determined, however, they would be under \$20 per table. The Women's Club felt this was a solution to the members who wished to have the flea market back. A motion was made by Angel Hocker to allow the Women's Club to rent tables on Saturday, July 1st 2017; seconded by Polly Ann Fox. Motion carried.

Steve stated the project to create the Monarch Butterfly Pollinator Habitat would take place on May 20th from 9am-Noon at the recycling center. Volunteers are needed to help

plant 600 plugs of plants. The Women's Club will be providing refreshments for the volunteers. Steve asked Brad if some mulch had been ordered to help keep the weeds down in spots. Brad stated he would have Brandon contact Leising Mulch to get some ordered.

Polly Ann Fox provided a brief update of the Long Range Planning Committee and some results from their open meeting. A total of 35 members attended the session from 26 different properties. During the meeting a SWOT approach was used to gather the Strengths Weakness Opportunities and Threats from the members present. The members helped provide input and were later provided stickers to place near the most important items to them. These results were gathered by the committee and will be used in with their findings that will be presented hopefully in September or October. Be on the look out for a survey that will be going out to the membership to gather more information. If you have any questions regarding the Long Range Planning Committee please contact Polly Ann Fox or another committee member.

NEW BUSINESS

Ron stated Lake Santee RWWD had contacted him for permission to have a table on Saturday, July 1st 2017 for an informational Q&A about RWWD. A motion was made by Dave Martin; seconded by Steve Gauck. Motion carried.

MANAGER'S REPORT

Brad stated he finally received the refund check from Frontier in the amount of \$304.09.

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

There being no further business, Dave Martin moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on Wednesday, June 14th at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary