

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**November 12, 2014**

The Lake Santee Property Owners Association Board of Directors met on November 12, 2014 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 Joe Jarman (92), Jed Barnett, Jim Hornig (668), Vicki Schrader (618), Brandon Litmer, & Brad Jones. Members and guests present were: Paul Gosnell (1147), John and Charm Seright (121), Bill and Ginger Ryle (579), Rick Johnson (543), Ed Fox (366), Scott Gibbs (352), Tom Hoffman (131), Clair and Nancy Fredrickson (348), Mike and Phyllis Schilling (530), and Ronda Peetz (1299).

President Veach called for a review of the minutes of the October 8, 2014 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Mike Cutrufelli.

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:

Alerding & Company	245.00	Murphy Insurance Agency	5,493.00
Apparelmaster	214.40	New Point Stone Co.	508.25
B.W. Rogers Company	25.41	Premier Companies	2,136.07
Becker Electric Supply	808.37	Sandman Brothers	127.67
Best Way Disposal	718.23	Schreiber Lumber Inc.	5,185.87
Best Way Disposal HT	620.72	Spirit Seminars & Consulting	378.00
Cardinal Pest Control	45.00	Stone's Napa	188.61
Cardmember Service	676.33	Summitt Microsystems	550.00
Colonial Life	159.50	The Office Shop	37.14
Decatur County REMC	932.99	Tim Lecher Farm Service	59.56
Decatur County Treasurer	155.72	Tops Home Center	106.01
Frontier	257.87	Trade & Industrial Supply	214.00
Greensburg Tool & Supply	89.02	Verizon Wireless	122.88
Brad Jones	184.52	Vinyl Solutions Ltd	277.00
Lake Santee RWWD	397.29	Walters Tire Center	2,095.82
LSPOA – Petty Cash	92.00	Watkins Cleaning Services	700.00
Municipal Electronics	35.00	<b>TOTAL:</b>	<b>23,837.25</b>

After presentation, the bills were approved for payment on a motion by Ron Day, seconded by John Lecher.

**MEMBERS INTRODUCTION AND COMMENTS**

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

Rick Johnson spoke on behalf of the Clarksburg Community Volunteer Fire Department. Rick announced an open house for the new Lake Santee Station 2 and a free will offering

pulled pork dinner Saturday, November 15<sup>th</sup> from 5:00pm-9:00pm. Rick also stated that the fire department found a new fire truck that they have purchased. The truck is a couple of years old, but has never been registered. The fire station is still looking for donations to cover the final \$100,000 of debt.

Charm Seright spoke about Friends of Wildlife meeting the previous week. Charm stated that the event was successful and the group had around 20 people present to hear Chris Fox come talk about the Whitewater River Watershed and Project feeder watch. Charm thanked several board members for their attendance and donations. Charm announced that the groups' Christmas for the Birds would be from 10:00am - 12:00pm on December 6<sup>th</sup> in the community room. Everyone is welcome, bring your children, grandchildren or come alone.

Jed Barnett stated that he and his wife have recently sold their property at the lake and he would no longer be able to work as security for the lake. Jed expressed his enjoyment for his position and gratitude for all the time as a lake employee. He stated he and his wife would be placing many nautical items up for sale on Saturday. Dick expressed the Board and the lake community's gratitude for Jed and his service to the lake and the property owners.

Phyllis Schilling asked about dirt removal from all of the silt left from dredging. Dick referred the question to Brandon, who assured the board that the area would be cleaned. Phyllis also asked about a future wetland and future plans for dredging.

Bill Ryle asked if there is any policy for excessive dog barking within the community. Dick replied that under our rules, owners of dogs are supposed to keep them under control and that barking would fall under that rule. The county has no ordinances over barking dogs so they are no help to the lake. Dick went on to say that in a circumstance of excessive barking, the lake could impose fines on those owners. Dick expressed that one of the lake's biggest issues stems from dogs.

## **CORRESPONDENCE**

Brad received one letter dated October 23 from a property owner concerning the transfer of ownership and membership from himself to his children. His son recently purchased his home, but has lived with him in the home for over two years. The new owners were sent a bill for partial year dues. The property owner expressed that he felt the dues charged to his son should be waved considering he has been living in the residence for a couple of years. Dick explained that the bylaws state that membership travels with the member and not the property. Dick read the rule from the bylaws and stated that the billing needs to stay as sent. The new owners are responsible for this debt as new members.

## COMMITTEE REPORTS

### Rules & Regulations – Polly Ann Fox

Polly was unavailable for the meeting due to a resent shoulder surgery.

### Recreation – Mike Cutrufelli

Mike announced “The Homecoming,” the 50<sup>th</sup> Anniversary Jubilee would take place on June 13, 2014, with a rain date of June 14<sup>th</sup>. The committee had 20+ people show up at the last planning meeting. Paul and Nancy have volunteered to collect any old pictures and history. They will be using this information to come up with a large celebration. Many committees will be working on the Jubilee events and activities. The next meeting will be on November 18<sup>th</sup> & the December meeting has been changed to the 16<sup>th</sup> of the month.

The lake will be holding an event sponsored by Anytime Fitness called the “Dam Thanksgiving Run”. The C.E.R.T. group will be assisting with event on November 27, from 8:00am – 11:00am. And participation & volunteers from the Board and families from around the lake would be appreciated. This will be a 5K and 10K run/walk with 50% of the proceeds to benefit the new fire truck & 50% going to make Sophia’s wishes come true.

The Kiwanis will be hosting Breakfast with Santa on December 13<sup>th</sup> in the Community Room. The breakfast starts at 8:00am and will be going through around 11:30. Santa will arrive around 10:00am.

Dick showed what the new membership stickers will be look like for the 50<sup>th</sup> Anniversary year, with a picture of an original sticker used in 1966 & 1967.

### Lakes & Beaches – Larry Foster

We have begun the lowering of the lake. The maintenance crew will be lowering the lake approximately 5 feet this year. Larry believes we need to start looking into a wetland area to cut back on the amount of runoff from local farms. The project is costly and will need careful consideration. Larry talked about the benefits to not only the community but also the appearance and health of the lake by going to a wetland. The wetland would either cut back or negate the need for dredging. The Board will be looking into this matter in more detail to make sure we make the best decision for the lake as a whole.

### Membership – Carol Goodwin

Carol presented the following new members:

- Jeffrey & Marjorie Conner                      Lot 258
- Joe & Judy Sharbell                                Lots 274 & 275
- Guy & Sue O’Gara                                 Lots 1352 & 1353
- Jarrett Meyer                                         Lots 1450 & 1451
- Brent Geis    Lots 733 & 734
- Michael & Denise Dora                            Lots 550, 551, 552
- Kaylyn E. Ryle                                        Lot 657

### **Community Room – Carol Goodwin**

Carol stated that the community room is a popular place!

Dick stated that the Women’s Club has given a letter of intent to help fund expanding the Community Room by covering the overhang of the deck to create more useable space. The Board is looking into this further.

### **Building Committee - Jim Massingale**

The following building permits were issued this month:

- Walter & Rebecca Jerrell, Lot 888                      Concrete porch & pave driveway
- Ron & Nancy Day, Lot 1668                              Driveway culvert
- John Evans, Lot 1510                                      Asphalt shingle roof replacement
- Kevin & Nancy Dick, Lot 344                            Asphalt shingle roof replacement

### **Clean Up – Jim Massingale**

Jim stated that we had only one new letter sent out this month, 0 second letters, 0 third letters, 8 “Thank You’s,” and 3 properties on hold.

### **Roads & Maintenance – Ron Day**

Ron stated that mowing is now completed, but it was a long season. Ron stated that the maintenance crew will begin grading the gravel roads in preparation for winter. The water and sewer taps (7) are caught up and completed. The new amphitheater is under way and the goal is to get this project finished as quickly as possible. The crew will be fixing a boat ramp at the marina and will lower the lake extra to be able to complete this work. Sand and salt will be delivered soon to ensure we are prepared for the upcoming winter.

### **Security – John Lecher**

John again thanked Jed Barnett for his service. John wanted to remind the membership that all lake roads have a speed limit of 25 mph. The lake has ordered some speed limit signs to be place on all the roads around the lake. Some signs will be placed on existing roads signposts and some with be placed throughout the community on new posts. John also discussed that 5-6 different people reported that cars were ransacked and pocket change was taken. The full report will be published in Smoke Signals.

Carol expressed her thanks to our security for help on two incidents over the month.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

A suggestion was made during our annual planning meeting that each Board Member represents a certain area of the lake membership. This is so that property owners have one person that they can call and ask or discuss concerns with in more detail. That Board Member would be responsible for representing that member before the Board. All Board members, with the exception of President, will represent a certain area of the lake. The

President represents all members. All Board Members were thrown into a hat and drawn at random

Representation breakdown is as follows:

Lots 1-210	Carol Goodwin	Lots 845-1055	Polly Ann Fox
Lots 211-422	John Lecher	Lots 1056-1265	Larry Foster
Lots 423-633	Mike Cutrufelli	Lots 1266-1476	Angel Hocker
Lots 634-844	Ron Day	Lots 1477-1686	Jim Massingale

North gate opening has been presented and discussed among the Board again. Dick turned this issue over to Ron Day. Ron expressed that several members have asked about the gate being opened to save time for travel to and from work for many lake residence as well as make for quicker response from emergency crews. Ron made a motion to open the gate for a 90 day period during a set time each day (5:00am thru 7:00pm) as a trial for the Board to justify permanent opening. The Board had some discussions and shared some thoughts and concerns. The Board feels that the last survey results were biased based on the costs associated with maintaining a gate by the users. A few concerns were the monetary upkeep and preparation of roads would be costly to the Board. Other thoughts were that this could improve property value to those areas furthest from the main entrance. The motion was seconded by Mike Cutrufelli. Dick opened discussion up to the members present. Members spoke on both sides of the situation and shared concerns and hopes.

Dick then asked for a roll call vote.

Carol yes  
John no  
Mike yes  
Ron yes  
Polly not present  
Larry yes  
Angel yes  
Jim no

The motion carried on a 5 for and 2 against, majority vote passed.

## **MANAGER'S REPORT**

Brad stated that the federal taxes had been filed and the state taxes would be sent out by December 15. Brad also stated that the BMV had overcharged the POA \$199.01 and a claim had been filed. Dick and Brad went to the tax sale and were able to purchase a new property for \$150. The lake will have 11 more properties coming available soon as well. The lake office is accepting applications for a part time security officer. Candidates must be able to work evenings and weekends, must be a lake resident, and law enforcement or security background is a plus. Brad also stated that our website was again hacked. It will be up and running again soon. We have entered into a new service agreement for \$500 to redo, manage, and secure the site.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Ron Day, motion carried. The next regular meeting will be held on December 10, 2014 at 7:30 PM in the Community Room.

Respectfully submitted,  
Angel Hocker, Secretary