

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 11, 2015

The Lake Santee Property Owners Association Board of Directors met on November 11, 2015 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, Ron Day and Mike Cutrufelli. Employee present was Brad Jones. Members present were Sue & Ray Fortman (213), Ed Fox (366), Paul Gosnell (1147), Stephanie Peetz (640), Chris & Debbie Ehrhard (915), Scott Gibbs (352), Clair & Nancy Fredrickson (348), Rick Johnson (543) and Phyllis Schilling (530).

President Veach called for a review of the minutes of the October 14, 2015 meeting. The minutes were approved on a motion by Mike Cutrufelli, seconded by Polly Ann Fox.

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	\$ 171.52	Lake Santee Booster Club	\$ 140.00
Best Way Disposal	\$ 1,107.18	Lake Santee RWWD	\$ 391.91
Bingham Greenebaum Doll	\$ 2,844.72	Murphy Insurance Agency	\$ 5,599.00
Cardinal Pest Control	\$ 45.00	New Point Stone Co.	\$ 290.34
Cardmember Service	\$ 476.06	Premier Companies	\$ 1,038.84
Colonial Life	\$ 159.50	Smith Implements	\$ 27.11
Decatur Co Recorder	\$ 36.00	Summit Microsystems	\$ 50.00
Decatur Co Treasurer	\$ 153.91	The Office Shop	\$ 31.44
Edgewise Landscape Design	\$ 60.00	The Sea Shack	\$ 100.00
Enneking's Auto Body	\$ 3,371.83	Tops Home Center	\$ 224.59
Frontier	\$ 243.28	Trade & Industrial Supply	\$ 214.00
Greensburg Tool & Supply Co.	\$ 278.09	Verizon Wireless	\$ 121.38
Brad Jones	\$ 152.30	Wickens & Wickens	\$ 610.00
Five-Points Tire Service	\$ 823.32	TOTAL:	\$ 18,761.32

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, seconded by Ron Day.

MEMBER INTRODUCTIONS AND COMMENTS

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

Sue Fortman stated that she would love to see the Boy Scout wall plaques hung back up in the community room.

CORRESPONDENCE

Brad Jones stated that he was contacted by the accountants concerning corporate federal and state income tax. He stated that the Lake has a \$0 balance.

The Lake office was also contacted by Dan Harvey (lot 721) who would like to donate his lot back to the association.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

Polly gave the first reading of a rule addition to 11:14 denying removal of any item from lake owned properties.

11.14

No person shall be permitted to remove any items from Association owned Property including but not limited to lake access areas. This prohibition will include but not be limited to harvesting of plants, cutting of trees or any other materials growing in or on Association owned Property.

The first reading carried as read on a motion by Mike Cutrufelli and seconded by Jim Massingale.

Recreation – Carol Goodwin

In Carol's absence Angel shared a couple of upcoming events.

Breakfast with Santa will be on December 19, 2015 from 8-11:00 am.

The lake will hold its annual Holiday Lighting Contest. Judging will take place December 12th at 8:00 pm. Please notify the office if you would like to enter your house and holiday decor in the competition.

Lakes & Beaches – David Martin

David stated that we are still waiting on the report from the fish count before any decisions can be made concerning restocking.

David also stated that the lowering of the lake is in process. This was slowed temporarily due to bridge work downstream in Franklin County.

Membership – Vicki Wilson

Vicki presented the following new members:

- James & Mary Schirmer Lots 271, 272
- Shawn & Dea Fields Lot 1569
- Michelle & Steve Deaton Lot 262
- Barbara & Richard Fitzpatrick Lots 1070, 1071
- Michael & Kimberly Hodapp Lots 225, 226
- Daniel & Sarah Haneline Lot 251

Community Room Committee – Vicki Wilson

Vicki stated that the community room has been rented out twice during the last month and held all of the normal monthly events.

Building Committee – Jim Massingale

- Greg Guffin, 144 Attached carport & garage
- Wade Stepp, 553, 554 Unattached garage
- Diane Smallwood, 809 Boat dock
- Norma Smith, 905 Asphalt shingle roof
- Milo Fritzsche, 1075-1077 Tile ditch
- Tom Hoffman, 131 Shingles, fascia, soffit, gutters & down spouts
- Rodney Schmidt, 791 Dock
- Duane McKinley, 11 Dock
- Steven Munger, 651,654,655 House w/attached garage & tile ditch

Clean Up – Jim Massingale

Jim stated that the clean-up committee went on a tour October 22, 2015. He said that they sent out two first letters, two second letters, six “Thank You” letters and one property was put on watch.

Roads & Maintenance – Ron Day

No report at this time.

Security – Mike Cutrufelli

Nothing additional at this time. See the full report in the Smoke Signal.
Mike did want to notify the members that the Women’s Club would be selling merchandise in the community room on Saturday from 10-2.

OLD BUSINESS

ETC Update

Phase four of the fiber optic installation is almost complete and phase five is on schedule. Several members stated that they are pleased with the service and with the professionalism of ETC and their staff during the process.

Tax Sale results

Dick and Brad attended the tax sale and were able to bid on and purchase lot 1536 for \$153.91. Association attorney has petitioned for and will be getting a deed for lot 1225 purchased at the 2014 tax sale in a couple of weeks.

Sale of Association owned property

Last month the board discussed releasing some off water association owned properties for sale. There were a couple of lots that were speckled on our maps and the board decided to look into any hindrances placed on those lots to keep the board from selling. After some research, the board can place those lots for sale at their discretion. Even if previous boards had placed restrictions on these lots, the current board has the ability to override. The sale of these lots; Tract 1D (to be sold with lot #88), lot #514, and lot #1477 carried on a motion by Ron Day, seconded by Mike Cutrufelli.

Booster club gift of secure mail box

The secure mailbox donated by the Booster Club for lake resident use has been ordered. Brad is working with the postmaster and mailman on deciding a location for the box to be placed.

NEW BUSINESS

None at this time.

MANAGER'S REPORT

Brad reported that the paperwork for the settlement from overpayment of property taxes in 2010-2011 has made it to the county auditor's office. From here it will move to the treasurer's office and a check will be cut.

The office was able to collect \$737.80 in bad debt. Brad also stated that heavy trash didn't do as well as normal and actually cost the lake \$159.12.

Brad suggested members watch the Facebook page and website for updates and news.

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 9, 2015 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary