

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**November 9, 2016**

The Lake Santee Property Owners Association Board of Directors met on November 9, 2016 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, Vicki Wilson, David Martin, Steve Gauck, Carol Goodwin, Polly Ann Fox and Mike Cutrufelli. Employees present were Brad Jones, Cathy Hankins (1482), and Jim Hornig (668). Members present were Scott Gibbs (352), Rick Johnson (543), Claude and Shirley Livesay (530), Clair and Nancy Fredrickson (348), Kathy Tarzwell (806), Buddy and Terri Suiters (1416), Ronda Peetz (941), and Chris Ehrhard (915).

President Day called for a review of the minutes of the October 12, 2016 meeting. The minutes were approved on a motion by Mike Cutrufelli, seconded by Carol Goodwin.

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:

Apparelmaster	\$	192.25	Municipal Electronics	\$	35.00
Becker Electric Supply	\$	285.82	Murphy Insurance	\$	7,300.00
Best Way Disposal	\$	1,266.41	Floyd Myers	\$	240.00
Cardinal Pest Control	\$	45.00	New Point Stone	\$	364.72
Cardmember Service	\$	894.88	Purdue University	\$	175.00
Colonial Life	\$	159.50	RBSK	\$	28.00
ETC	\$	123.06	Smith Implements	\$	1,152.46
Frontier	\$	242.04	Summit Microsystems	\$	50.00
Gillman Home Center	\$	164.99	The Office Shop	\$	33.01
Kings Asphalt	\$	1,750.00	Tom Sibbitt Chevrolet	\$	359.04
Kramer Kreations	\$	19.26	Tops Home Center	\$	83.35
Lake Santee Booster Club	\$	25.00	Trade & Industrial Supply	\$	214.00
Lake Santee RWWDD	\$	366.32	Brad Jones	\$	235.88
			<b>TOTAL:</b>		<b>\$15,804.99</b>

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

## **MEMBER INTRODUCTIONS AND COMMENTS**

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

Nancy Fredrickson (348) – Nancy spoke on behalf of the Smoke Signals to let everyone know the deadline for advertising has been moved up to November 17<sup>th</sup> for this month only.

A concerned member spoke in regards to the recent paving completed on Santee Drive in three areas that were in need of repair. The individual wanted to bring it to the boards attention that the recent paving does not look like the quality of paving that we are used to seeing. The board noted the concerns and will take a closer look at the paving job.

Chris Ehrhard (915) – Chris wanted to let everyone know how proud he is of our security team. He has had to call them on a few occasions and they responded very quickly. He wanted to try and encourage the security team to enforce the speed limit when at all possible and would like to see members follow the speed limit.

## **CORRESPONDENCE**

No correspondence was presented during the meeting.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Angel Hocker**

Angel stated that there was nothing at this time.

### **Recreation – Carol Goodwin**

Carol presented the upcoming recreation events.

December 3<sup>rd</sup> – 10:00-Noon will be Christmas with the Birds in the Community Room.

December 10<sup>th</sup> – Christmas lighting contest judging. There will be five categories again this year. Decorate away!

December 17<sup>th</sup> – 8:00-11:00 Breakfast with Santa will be held in the Community Room. Santa will be arriving at 10am. We are still in search of a Santa; if you or anyone you know is interested in being the guest of honor please contact Carol Goodwin.

Carol is still working on creating the recreation schedule for 2017.

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

Dave presented a copy of a GIS map showing the most critical area in need of dredging. Thomas Docks would be dredging down approximately 2 feet depending on the depth of the silt that is found. Thomas Docks suggested starting around the halfway point of the fishing inlet and working towards the bridge. Dave also shared a copy of what the dredging equipment looks like.

The vinyl material for under the umbrellas should be arriving soon and will allow maintenance to create a pattern for the under side of the beach umbrellas.

### **Membership – Vicki Wilson**

Vicki presented the following new members:

- Velma Northcutt                                      Lots 1065, 1066
- Rita Quick     Lots 1656, 1657
- Rolla & Linda Millspaugh                             Lot 907
- David & Susan Plew                                     Lot 906

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

Vicki reported the regular monthly meetings were held in the community room.

### **Building Committee – Steve Gauck**

The following building permits were issued in October:

- Kenneth & Susanne Meyer, Lot 9                             Unattached garage
- Evelyn Rentchler, Lot 285                                     Reshingle roof
- Matt Pittinger, Lot 882                                         Replace boat dock
- Andy & Brenda Utz, Lot 1558                                 Replace windows, siding, doors
- Paul Gosnell, Lot 1145-1149                                 Vinyl fence, remove culvert
- Stan & Melanie Johnson, Lot 1541                             Driveway culvert
- Mark Beyer, Lot 555     Boat dock
- Sonya & Chris Miller, Lot 774A, 755, 776                     House w/garage, driveway

### **Clean Up – Steve Gauck**

Steve stated the committee sent out 5 first letters, 4 third letters, 3 fourth letters, 1 fine, and 3 “Thank You” letters. Four homes are on watch.

### **Roads & Maintenance – Polly Fox**

Polly stated that she didn’t ask maintenance the status of the issue with the culvert at 1418 prior to the meeting but would check on it.

As was brought up by a member, the repairs on Santee Drive in three places were completed. Polly agreed that the paving was not as smooth as what was expected. She is

going to mention this to Brandon and see what can be done. Ron tried to clarify the reasoning behind the new paving, in one area a culvert had been replaced, another area water had been pooling on the roadway and the last area had runoff near the shoulder with gravel washing out. The hope was by paving these concerns this would be resolved. It appears the amount of old asphalt removed was not sufficient for the job needing to be completed. The Board agrees this needs to be addressed with King's Asphalt.

Polly had received a question from a member asking if Choctaw and Mohican were going to be graded and gravel put down before winter and she confirmed with Brandon that this would be completed.

While the restaurant is closed maintenance is going to make a few small repairs and complete some painting. When the carpet was cleaned in the restaurant this past time it did not seem to look the best. The Board will be looking into either cleaning it again or possibly replacing in the future.

Maintenance is going to postpone the framing of the new shelter until spring. They have been working very hard on the mailbox clusters. Maintenance will also be addressing the washout at lot 137.

#### **Security – Mike Cutrufelli**

Mike started by thanking the security team for all of their time and hard work. Dean will be off for a while and Michael Ostendorf will be covering. Speeding has been an ongoing issue, if you notice someone speeding please contact security.

#### **OLD BUSINESS**

Mailbox clusters – Four clusters have now been completed. Huron Trail will be completed next. Delane Erdosy has been helping call members to get their permission for the installation.

If you would like to see your mailbox cluster done next, please contact the office or a Board member to get on the list.

Long Range Planning Committee - The Board is in the process of contacting some individuals to join the planning committee. The committee will have 8-10 members. The meetings will start sometime in January with a plan of two open think tank sessions open to all members.

## **NEW BUSINESS**

Pollinator/Monarch Habitat – Steve spoke in regards to the pollinator/Monarch Habitat. The Lake Santee Friends of Wildlife, Decatur County NRCS, Franklin County NRCS, Brad, and Steve meet with Susan Knowles from the US Fish and Wildlife Service on November 2nd.

They discussed the possibility of creating a pollinator habitat on Lake owned property. The purpose behind creating a habitat is to allow for pollinators such as butterflies, honeybees, songbirds, etc. to have a food source nearly year round. It is also a way to create wildlife habitat for quail, rabbits, and many other animals. We are also looking at it as a way to control erosion and increase water infiltration.

The goal is to restore native prairie grasses and flowers to a controlled area here. This would be an area that we already have an expense and time of mowing. In effect we are trying to create the habitat and reduce some of our cost. This habitat would contain many flowers, milkweed, grasses, and other plants.

The US Fish and Wildlife will give us the seed and plant starts for the project. The local NRCS will donate a drill to use to plant the seed (we would need to supply the tractor to pull the drill). The Friends of Wildlife and other groups would help plant the seed. We are looking at the grass area along the road to the recycling and trash bins. There are two acres in that plot that we would plant. If a positive response is received, we are looking at the north end of the lake near the old reservoir and possibly underneath the power lines if the community would want to grow the project (long term idea). The catch to getting them to donate the seed and keep our cost to nearly nothing is the plot would need to be there for 10 years. If at any point we determined we wanted to discontinue the plot the seed would be prorated over the 10 year period and we would be required to pay the balance due.

The habitat would look a little weedy and uncontrolled for the first year until all the plants have established. We could look at leaving trails through the plot for people to walk and enjoy the plants. Flowers would be the main focus along the most visible areas to create a nice scene.

The Board plans to vote on this at the next meeting, if you have any questions or concerns please plan to attend or contact a Board member.

Restaurant – Ron addressed a few things in regards to the restaurant. The lease had originally been extended for 90 days, which ended on October 31. Stacy is still looking into leasing the restaurant on her own.

### **MANAGER'S REPORT**

Brad stated that he is still in the processing of getting all of the phones switched to ETC. The cell phones for security have been completely switched and the office lines are next.

Brad is still working with the assessor on reducing the property taxes for association owned property. The lot purchased a year ago on tax sale will be up for sale soon. We are currently waiting on the deed to arrive.

The bill for heavy trash arrived and the expense to LSPOA will be \$173. Brad noted this was an improvement over the spring collection.

As always, check out the website and Facebook page for updates.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on December 14, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary