

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**November 8, 2017**

The Lake Santee Property Owners Association Board of Directors met on November 8, 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, Doug Lecher, David Martin, Carol Goodwin and Wade Amos. Employees present were Joe Jarman (91), Mike Cutrufelli (172), Jim Hornig (668), Jim Byrd (1636), and Brad Jones. Members present were: Dick Veach (1384), Maurie Goodwin (894), Rick Johnson (543), Dan Archiable (252), Claude & Shirley Livesay (530), Todd & Bev Byrd (476), Lisa Byrd (1636), Russ Stenger (525), Gina & Dave Julien (118), Paul Gosnell (1147), Du McKinley (11), Fae Cutrufelli (172), Clair & Nancy Fredrickson (348), Ronda Peetz (941), Vicki Wilson (510), and Tony & Connie Adelman (198).

President Day called for a review of the minutes of the October 11, 2017 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Wade Amos. Motion carried.

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:

Aramark Uniforms	\$ 241.20	L.S. R.W.W.D.	\$ 436.20
Cardinal Pest Con.	\$ 45.00	Martin Overhead	\$ 835.56
Cardmember Ser.	\$ 810.58	Murphy Insur	\$ 4,123.00
Colonial Life	\$ 101.54	Floyd Myers	\$ 120.00
ETC	\$ 370.48	New Point Stone	\$ 364.04
Gillman Home Cen	\$ 260.32	Premier Co	\$ 1,866.32
GTS	\$ 70.09	Stone's Napa	\$ 100.47
Brad Jones	\$ 263.42	Summit Micro.	\$ 50.00
Kramer Kreations	\$ 69.82	Tops Home Cen.	\$ 125.33
L&L Adventures	\$ 58.00	<b>TOTAL</b>	<b>\$ 10,311.37</b>

Bills paid prior to meeting:

Decatur County		Decatur County	
Treasurer	\$ 771.05	Treasurer	\$ 1,329.74
Quinn Ramsey	\$ 450.00	<b>GRAND TOTAL</b>	<b>\$ 12,862.16</b>

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by David Martin. Motion carried.

## **MEMBER INTRODUCTIONS AND COMMENTS**

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

- A member asked about the status of updating the lake map. Brad stated he was still working on finishing them before they could be sent to the printer.
- A member stated how nice the new restaurant flooring looks.
- A member asked if it was possible to have access from their property to 880 E. Ron stated at this time we are not allowing any new accesses to CR 880 E.
- A member asked if it was possible to have the agenda posted ahead of time for members to view. Ron stated it should be posted on the website the Monday or Tuesday ahead of the Wednesday meeting.
- A member spoke in regards to recent loud fireworks being set off. Ron stated the board is actually looking into the use of fireworks and limiting those types of activities to the major holiday weekends – Memorial Day, July 4<sup>th</sup>, and Labor Day. The member was very concerned with the type of fireworks being let off and that they could be heard across the lake.
- A member asked when the new sign for the North entrance would be placed restricting the vehicles of a commercial class to be required to use the Main entrance. Ron stated Maintenance was in the process of making a new one to be posted adding clarification on the restriction agreed upon with the settlement of the lawsuit.

## **CORRESPONDENCE**

Brad stated he had no correspondence.

Ron wanted to take this time to read a letter that was provided by Polly Ann Fox (absent) who was the chair of the Long Range Planning Committee. Ron stated that copies have been provided to the entire board of directors, the committee, and the office. Copies are available for members at the office upon request and it will also be placed on the website. Ron thanked those who helped with the Committee for their hard working and input.

## **COMMITTEE REPORTS**

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

Angel did a 2<sup>nd</sup> reading for the proposed rule changes to Rule 4.1 and 4.5.

#### **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. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet in length and under.

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.

#### **Rule 4.5**

No person shall operate a boat on Lake Santee unless said boat is owned by a member of the Association. Proof of Ownership shall be by state registration and/or certificate of title, which will be shown before a permit is issued for any motorboat (as defined by Indiana State Law).

a) Members shall certify that they are financially responsible or have liability insurance at the time permits are issued.

b) Effective January 1, 2018 for boats that do not already have a copy of title or registration on file in the office, manufacturer specifications will be confirmed by office staff to ensure compliance with rule 4.1. Items confirmed by specifications may include, but are not limited to, length, type and options available.

President Day asked for a motion on the second reading. A motion was made by Carol Goodwin to accept the rule changes as read with a second by David Martin. Motion carried.

With there being no changes, President Day asked to suspend the third reading. A motion was made by Dave Martin to suspend the third reading and accept the change as read; a second motion made by Carol Goodwin. Motion carried.

Angel addressed another comment made in regards to fireworks. Angel stated the board was already looking at possibly making a change in regards to the nuisance of fireworks outside of holidays and in regards to the general use of fireworks.

### **Recreation – Carol Goodwin**

Carol provided in detail the upcoming recreation events and reminded the audience to check out the recreation calendar in the Smoke Signals. The following events are occurring in November and December: Women's Club Wine & Cheese Party, Euchre, DCMH Dam Thanksgiving Day Race, Holiday Lighting Contest, Women's Club Christmas Dinner, and Breakfast with Santa. Christmas with the Birds has been CANCELLED.

Rick Johnson brought up at the last Golf Cart Run and that over \$300 was donated to the Recreation Committee for use with upcoming activities. Carol said she had some members suggesting doing a Luau next year. Carol reminded the audience that she needs assistance at the activities next year. She will plan everything but will need volunteers to help at the events.

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

Dave brought up that he had spoken with a Goose Control Specialist in regards to our issues with geese being on the beach areas. Dave requested a motion to purchase a fence to be placed at water's edge, between 18-24 inches high along the beach. The cost is estimated at \$500 for the materials. A member was concerned that this could take away from the look of the beach area. Dave then clarified that this would be just during our non-boating season. Another member asked if the fencing would be reusable. Dave said it would be able to be rolled up and used for the next year. Essentially, the fencing would be put out once the lake is lowered and be removed once the water starts rising in the spring. Carol Goodwin seconded the motion. Motion carried.

### **Membership – Doug Lecher**

Doug presented the following new members:

- Lot 339 Debra Gutierrez
- Lot 208 William & Karen Sturm
- Lot 688 – 690 Nate & Deane Weckop

Ron Day stated that Doug Lecher and Polly Ann Fox would be switching roles going forward. Doug will take over Maintenance while Polly will be doing Membership and the Community Room.

### **Community Room Committee – Doug Lecher**

Doug stated that there was nothing new to report on the Community Room. The missing tiles will be replaced the week after next.

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

In Steve's absence, Brad gave the following building permits issued in October:

Lot 1027 Dewayne & Mary O'Sullivan House & Driveway Culvert

Lot 218	Tom & Jodi DePalma	House & Att. Garage
Lot 1682	Tammy McDaniel	Driveway Culvert
Lot 233	William & Kay Hungate	Replace Roof – Asphalt Shingles

### **Clean Up – Steve Gauck**

In Steve’s absence, Brad gave the following report on clean up letters. Four first letters, two-second letters, one-third letter, two homes on the watch list, two thank you letters, and one fine were issued during the month.

A member brought up a concern with the storage of eight plus boats on a single property and asked if this could be addressed. Ron stated he would take a look at it. Some additional members of the audience brought up concerns with habitual offenders and what can the association do to stop these individuals from just paying the fine and doing it again. Angel took the time to explain the process with sending out letters and then fines. A member of the audience brought up possibly increasing the fines to see if this would discourage the behavior and put in place additional ramifications. They feel there is a lack of enforcement with the rules.

The idea of a committee was brought up to review the rules to see if we need to consider updating some of them. Ron stated the Long Term Planning Committee has suggested we create a few committees in regards to security and a few other items, however, at this time the entire board had just been given the results and have not had a chance to review the full report. The board will look at moving forward with some of the suggestions and concerns.

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

In Polly’s absence, Doug gave the report. Doug stated that October was a transition month for him and Polly and he didn’t have much to report with the switch. He is still hoping they will have a chance to work on the shelter. He said with the upcoming budget season quickly approaching he will be looking at what all we can do as far as maintenance.

A member brought up that along Taas Trail there used to be a berm along the roadway. He wanted to know if/when maintenance would be completing this. Ron and Doug both stated maintenance would take a look at this.

Another member brought up a concern with a bus being parked on a vacant lot near the bridge. It was his understanding that the owner of the bus does not own the property where the bus is being parked and if there is anything we can do to prevent a bus from being parked there, as it is an eyesore.

### **Security – Wade Amos**

Wade started by saying we will look into addressing the concerns in regards to security and enforcement of rules. We are getting ready to start the budget process and some of the items brought up were talked about in our planning session. We are looking into adding a written exam to be included with the dues packet for those wishing to obtain a boating permit.

### **OLD BUSINESS**

*Tax Sale* – Brad recently attended the tax sale for Decatur County. He purchased tax liens on two parcels for a total of \$771.05. If the tax liens are not paid within one year and redeemed by owner of record, then we will petition the Court for deeds to the lots. Tax liens purchased were 1537 & 1538 (one parcel, two lots) for \$384.09 and lot 693 for \$386.96.

### **NEW BUSINESS**

*Restaurant Lease* – Ron stated the lease for the restaurant is coming January 1<sup>st</sup>. He proposed keeping the rent at \$5,500 for the year, as we will not have the large carpet cleaning expense with the new floors installed. He asked for a motion to renew the lease for 2018 to Dockside Bar & Grill with Stacy House. A motion was made by Carol Goodwin and seconded by Wade Amos. Motion carried.

*Sale of excess properties lot 88, 89, 124, & 1681* – The board discussed in detail the sale of these lots during the executive session and determined not to sell them. Doug Lecher brought up the point of if we ever needed a site for a dredging holding area lots 88, 89, and 124 could be used as they are directly across from a lake access area. Wade Amos also brought up lot 1681 could be used with wetland or storm retention if ever needed. That lot is also adjacent to lots owned by RWWD.

*Anthem Health Care Policy* – Ron presented the proposed increase to retain the current health care policy, an increase of \$4,533.03 (8.8%). He mentioned we would continue to look for other policies to see if we can find a similar plan at a lower cost. The current plan needs to be renewed by December 1<sup>st</sup>. A motion was made by Angel to accept the current policy increase if one cannot be found at a lower price with a similar policy elsewhere. Carol Goodwin seconded the motion. Motion carried.

### **MANAGER'S REPORT**

Brad stated the communications alert system is now in place and asked for members to contact the office with their cell phone number and/or email address to get signed up.

There is no cost for the service. This is the same type of system the school systems use for notifications of parents.

Continue to check the Facebook page and website for updates. Brad is continuing to work on getting the financial section of the website set up to post the up to date LSPOA financials. He should have this set up by the next meeting.

There being no further business, Carol Goodwin moved to adjourn, seconded by Dave Martin, motion carried. The next regular meeting will be held on December 13<sup>th</sup> at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary