

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 8, 2014

The Lake Santee Property Owners Association Board of Directors met on October 8, 2014 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, Carol Goodwin, Larry Foster, Jim Massingale, Mike Cutrufelli, Ron Day and John Lecher. Employees present were: Joe Jarman, Jim Hornig, & Brad Jones. Members and guests present were: Scott Gibbs (352), Ed Fox (366), Ginger and Bill Ryle (579), Phyllis Schilling (530), Nancy and Clair Fredrickson (348), Tom Hoffman (131), John and Charm Seright (121), Fae Cutrufelli (172), Paul Gosnell (1147), and Bob and Karen Jackman (1378)..

President Veach called for a review of the minutes of the September 10, 2014 meeting. Carol Goodwin pointed out one correction to be made to the minutes. Membership report was still under Angel Hocker and needs to be changed to Carol Goodwin. The minutes were approved on a motion by Mike Cutrufelli, and seconded by Carol Goodwin.

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	Lawson Products	\$	122.49
Howard Ayers	\$	7.96	Murphy Insurance	\$	75.00
Best Way Disposal	\$	848.62	New Point Stone	\$	1,075.99
Bingham Greenebaum	\$	112.50	Premier companies	\$	2,053.25
Cardinal Pest Control	\$	45.00	Raver Pre-Cast & Supply	\$	347.75
Cardmember Service	\$	11.22	Sandman Brothers	\$	96.35
Clarksburg VFD	\$	30.00	Smith Implements	\$	75.33
Colonial Life	\$	159.50	Stone's Farm Service	\$	71.33
Crossman Fire	\$	917.27	Stone's Napa Inc.	\$	55.06
Decatur Co Area Planning	\$	325.00	The Office Shop	\$	36.68
Decatur Co REMC	\$	923.88	Tops Home Center	\$	22.64
Frontier	\$	246.83	Utility Supply Co.	\$	286.40
Brad Jones	\$	144.20	US Post Office	\$	245.00
Koors Heating & Cooling	\$	19,622.00	Verizon Wireless	\$	117.33
Kramer Kreations	\$	70.00	Wickens & Wickens	\$	1,363.50
Lake Santee RWWDD	\$	419.26	TOTAL:	\$	30,098.86

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, and seconded by John Lecher.

MEMBERS INTRODUCTION AND COMMENTS

Members were asked to introduce themselves and given the opportunity to express comments. Charm Seright shared that the Friends of Wildlife group will be hosting a guest speaker. Chris Fox, a wildlife enthusiast and the Director of Soil and Water Conservation for Franklin County will be speaking on November 5 at 7:00 p.m. Charm also discussed a cleanup letter that her residence received for having a dead tree in their yard. Charm expressed concern about getting rid of the tree because it is a natural habitat for animals and birds. She expressed that the cottonwood tree was never a favorite and was hit by lightning causing it to drop. Charm stated the tree is home to a great deal of wildlife, and she wished to keep it. She has gotten rid of small branches and planted mosses and other vine type plants to improve the appearance. Dick Veach thanked her for her comments and suggested she speak to the board during the executive session in more detail about her concerns and to find a resolution to this situation.

CORRESPONDENCE

Nothing at this time.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

Nothing at this time.

Recreation – Mike Cutrufelli

Mike discussed that the last Golf Cart Run and the Bass Tournament were both a success. He then discussed upcoming events.

October 18: HOWL'ween Pet Parade (6 categories form 3-4:00 p.m.)

Autumn Family Bonfire from 6:30-10:00 pm.

OGR (Old Guys Rock) will be playing in the shelter

Boy Scout flag retirement ceremony

Bring chairs, S'mores, marshmallows

Letts Fire Department UTV/Cart Run

County Sheriff will lead this run. The group will be driving through and possibly stopping for treats at the Sea Shack.

October 25: Lake Santee Trick-or-Treat 5:00 pm – 8:00pm

October 30: 50th Golden Anniversary Meeting 7pm-open Community Room

Lakes & Beaches – Larry Foster

The committee has \$500 to build a fish habitat to aid young fish in growth and development. Larry stated that he is still looking into creating a wetland that would slow the need for dredging.

Membership – Carol Goodwin

Carol presented the following new members:

- Dana Harvey Lot 1616
- Rodney & Jena Schmidt Lot 791

- Ian & Casey Weber Lots 1125 & 1126
- Kevin Kuhn Lots 958, 959, 960
- Aaron Schwendenmann Lot 1474
- Tom & Carol Schwendenmann Lot 1474
- Micah & Allison Brewer Lots 1555 & 1556

Carol mentioned that she has made up a short questionnaire for new members so that we can get to know new residents a little better.

Community Room – Carol Goodwin

Nothing at this time other than Santa will be making an appearance and visit in December.

Building Committee - Jim Massingale

The following building permits were issued this month:

- John & Kara Schalk, Lot 263 Dwelling & garage
- Jane & Check Weisenbach, Lot 1371 Reside house & garage
- Chris Rodal & Chs Hocker, Lots 935/936 Tile ditch between driveways
- Lake Santee POA Amphitheater
- Ian Weber, Lots 1125 & 1126 Fence
- Maurice & Marsha Lay, Lot 1374 Unattached garage
- Robert & Janet Stoffel, Lot 1366 Expand current dock

Clean Up – Jim Massingale

Jim Massingale stated that the clean up committee made a tour around the lake on both the 4th and the 25th of the month. On the 4th, the committee sent out 6 first letters, 3 second letters, no third letters, 3 thank you letters, and 5 residence were put on watch. On the 25th, the committee sent out 8 first letters, 2 second letters, 1 third letter, 2 thank you letters, and 8 residences were put on watch.

Roads & Maintenance – Ron Day

Ron Day stated that due to the run of good weather, the crew has about caught up on mowing. We did lose our last summer maintenance crew employee. The bandstand will be under construction soon.

Security – John Lecher

The security vehicle went back into the shop for some minor repairs, all under warranty. Full report will be in the Smoke Signal. Political signs are allowed in yards 30 days prior to an election. Joe Jarman stated that there are many people speeding on the gravel roads and that there are no speed limit signs posted on the gravel roads. All residents need to understand that all Lake Santee roads have a speed limit of 25 miles per hour. There have been some gas thefts, and security urges members to be on the look out.

OLD BUSINESS

Update on bandstand

The bandstand will be under construction soon. Flags have been placed to give residence an idea of where the bandstand will be located. After some discussion during the executive meeting, the bandstand will be angled more towards the side of the beach where boats pull in and park. This will allow for more room to sit in the grass or on the beach and listen. Plans seem to be on target as far as staying within the budget and the funds donated by the Lake Santee Women's Club. Dick thanked Ron Day, Dan Graves and the maintenance staff for their work on this.

NEW BUSINESS

Approve transfer from Raymond James to checking

Need approval to transfer funds from the Raymond James investment account to the MainSource checking to cover \$54,425 in dredging fees that were not budgeted to come out of operations.

A motion was made by Larry Foster and seconded by Mike Cutrufelli and unanimously passed.

Guidance on use of steel framing

There was a guidance question about a property owner who would like to build a steel internal framed garage with conventional siding etc. The owner works on classic cars and would like the steel frame so that he can hoist the cars etc. After some discussion over this, the board agreed that there would be no by-law compliance issues in this type of construction.

Upcoming tax sale

There are 6 properties up for tax sale on October 17th. One property may be redeemed but the others are up for bid at around \$7000 total. The lake is running low on properties for sale. Purchasing these properties is a good way for the lake to make back some money lost off of these lots. We are down to three lots, all with inquiries at present time. Jim Massingale motioned to purchase these properties, Carol Goodwin seconded the motion, and the motion passed.

MANAGER'S REPORT

Brad reported that the lake was able to collect \$800 in bad debt, as well as sold a lot. Brad also announced that the lake office is now on winter hours. The office is open 9-4, Monday through Friday with Saturday hours only by appointment. Summer hours will resume on March 1. All information will be updated on the website and Facebook page.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on November 12, 2014 at 7:30 PM in the Community Room.

Respectfully submitted,
Angel Hocker, Secretary