

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 14, 2015

The Lake Santee Property Owners Association Board of Directors met on October 14, 2015 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Vicki Wilson, David Martin, Ron Day and Mike Cutrufelli. Employees present were Jim Hornig (668) and Brad Jones. Members present were Stephanie Peetz (640), Kathy Tarzwell (806), Fae Cutrufelli (172), Jenni Hanna (425), Deborah Ehrhard (915), Scott Gibbs (352), Peter Shubert (113), Buddy and Terri Suiters (1416), Tom Hoffman (131), Clair and Nancy Fredrickson (348), and Ronda Peetz (1299).

President Veach called for a review of the minutes of the September 9, 2015 meeting. The minutes were approved on a motion by Mike Cutrufelli, seconded by Vicki Wilson.

Dick explained about board members absences. Polly Ann Fox is with her daughter-in-law at the hospital who is having an emergency C-Section, a very happy event. Carol Goodwin is currently on vacation. Jim Massingale is in the hospital. Dick asked everyone to keep him in their thoughts.

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	\$ 214.40	Kings Asphalt	\$ 3,200.00
Best Way Disposal	\$ 689.14	Kramer Kreations	\$ 70.00
Cardinal Pest Control	\$ 45.00	Lake Santee Marina	\$ 97.46
Cardmember Service	\$ 41.28	Lake Santee RWWD	\$ 422.38
Circle Printing LLC	\$ 240.75	Bernard Meyer	\$ 3,919.80
Clarksburg Comm Vol Fire Dept	\$ 30.00	New Point Stone Co.	\$ 858.89
Colonial Life	\$ 159.50	Pitney Bowes	\$ 315.24
Decatur County REMC	\$ 1,285.42	Premier Companies	\$ 1,875.26
Decatur County Recorder	\$ 154.00	Rivera Screenprinting	\$ 69.00
Decatur County Treasurer	\$ 1,549.83	Stone's Napa Inc.	\$ 538.29
Fraley Implement	\$ 2,337.95	Summitt Microsystems Inc.	\$ 100.00
Frontier	\$ 239.89	The Office Shop	\$ 91.49
Gillman Home Center	\$ 15.90	Tim Lecher Farm Service	\$ 143.69
Grbg Chamber of Commerce	\$ 258.00	Tops Home Center	\$ 72.33

Goodwin Bros Auto Company	\$	75.00	Verizon Wireless	\$	121.47
Carol Goodwin	\$	150.78	Wickens & Wickens LLC	\$	1,041.45
Brad Jones	\$	226.48	TOTAL	\$	20,650.07

After presentation, the bills were approved for payment on a motion by Vicki Wilson, seconded by Mike Cutrufelli.

MEMBER INTRODUCTIONS AND COMMENTS

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

Terri Suiters, on behalf of the Women’s Club, requested the board’s approval to sell merchandise in the Community Room on November 14th from 10:00am - 2:00pm. Terri had already checked with the office to ensure that the room was available at this time. The board approved the request on a motion by Mike Cutrufelli, seconded by Ron Day.

Nancy Fredrickson stated that the Bass Club collects money at each tournament to purchase fish for restocking the Lake. The club also was able to collect money in honor of Rick Kennedy and his family. On October 23 a shipment of fish should be placed in the Lake. Nancy also requested assistance getting the Smoke Signal publications from the Lake to the post office. She requested help in loading and unloading the monthly booklets into and out of the car. Security, Ron Day, and Mike Cutrufelli all stated they would ensure that the Fredrickson’s will have monthly assistance. The board members said that they would arrange this with members of the men’s “Coffee Club” and would make sure it was taken care of. Nancy thanked them and will contact them 4-5 days prior to mailing.

Peter Schubert spoke concerning a request to use solar powered panels in the construction of a new home. Dick Veach explained that this request is actually good timing. The board is currently looking into the allowance of this form of power within the subdivision and that he would speak more on this subject later in the meeting. Peter Schubert explained that he would make it look aesthetically pretty if allowed to proceed.

CORRESPONDENCE

Brad Jones stated that the lake received an email concerning members that walk or ride bikes after dark. The concern, from member John Tice, is that residents are not dressed appropriately or equipped with any lights or reflective gear to make them more visible to drivers and stated that he himself had almost hit someone. His concern is that someone

will be injured and would like to know if the board could do anything. Dick stated that we all have probably ran into a similar situation but he is not sure what can be done about this situation. Dick stated that he appreciates the letter and the concern, and asked that Mike Cutrufelli run some kind of statement in the Smoke Signal along with his security report.

Brad announced that there is a coaching and mentoring seminar being hosted by the Greensburg Chamber of Commerce (different training than the last) which will be held at the Greensburg Learning Center on November 19. There is a morning and afternoon session. Brad is requesting that he and Brandon Litmer be allowed to attend. The event costs \$189. Mike Cutrufelli made a motion to allow and fund this training with the request that the pair present an oral report to the board over what they learn. Vicki Wilson seconded, motion passed.

Dick begged forgiveness of the members present as he presents a somewhat long synopsis of the Board's annual planning session. The Board is going to review and renew the Long Range Planning Committee over the next 12-24 months.

The Board is working to find an appropriate amount of financial reserves should be kept for future purposes. Dick will research and have discussions with accountants to review current methods and standards.

The Board is looking into ways to improve cluster groupings of mailboxes around the subdivision to improve appearance. The Booster Club has approached the Board willing to donate a secure mailbox for the community's use to mail out important letters and document.

The board is looking further into the improvements surrounding the North entrance that we now have a renewal long term agreement on with RWWD. We will be looking at improving the road, signage, stone, increased mowing as well as security cameras. The board also discussed the possible consideration of electronic gating for the entrance. Lake and beaches are a high priority for future planning. The board discussed fish restocking, plantings and additional docks. The Board also discussed dredging needs, dam culvert reline, dam face rip rap, and main beach umbrella refurbishing. All of these needs will be looked at for the upcoming year.

Maintenance and equipment needs were discussed as well as staffing and tree removal at main entrance.

A big concern will be the continuation of road improvements.

Dick presented the idea of selling off the water lots that the Lake no longer needs.

There were several security issues discussed such as staffing for summer, UTV size restrictions, rule enforcement, and a boating safety video.

Recreation was a big topic with discussion on entertainment, fireworks, sound systems, and projection systems.

Dick talked a bit about building permits concerning solar and wind energy sources. The Board will be researching and discussing these sources in more detail. Concerns would be on aesthetics and blocking of lake views for neighbors. Lastly the board discussed erosion controls to help keep our Lake in great condition.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

No report due to Polly's absence.

Recreation – Carol Goodwin

Carol is also not present. Dick reported that all weekend events have been cancelled due to cold weather. Ladies of the Lake hog roast is also cancelled but the Pet Parade will go on beginning at 2:30.

Lake & Beaches – David Martin

David explained that Monday was the first full blown fish count in many years. Thousands of fish were measured, weighed and released. The full report will be available in less than two months. The crew worked until around four in the morning completing the count. Stocking will take place next year after the report comes back. David stated he had completed some research on the cost and best way to refurbish the beach umbrellas. He believes that using a local company will be the best way to get these taken care of.

Membership – Vicki Wilson

Vicki presented the following new members:

- Robert Tackett Lots 1226, 1227
- Josh & Erin Walton Lot 1059
- Thomas & Cathy Berish Lot 556
- Rob Martin Lot 402

Community Room Committee – Vicki Wilson

Ladies of the Lake are hosting a Pet Parade on the 17th of the month. Also on the 17th, ETC will be holding another launch party from 9am-11:00am. The community room has been rented out for three parties as well as regular meetings and gatherings.

Building Committee – Jim Massingale

In Jim's absence Dick reported:

- Walter Jerrell, Lot 888 Tile Ditch
- Todd & Bev Byrd, Lot 476 Re-roof House

Clean Up – Jim Massingale

In Jim's absence Brad reported:

The committee went out on September 24 to check the appearance of the lake. Thirteen first letters were sent out, one call was made and six thank you letters sent.

The building committee also sent a special thanks to a member for tearing down a shed on a newly purchased property that should not have been there in the first place.

Roads & Maintenance – Ron Day

Ron stated that maintenance was able to get the trees down and removed from the spillway at the dam. Ronda Peetz commended the effort there and complimented the Lake for how good it looks now. Ron explained that maintenance was able to get new posts and cables placed at the North entrance as well as new signage up. The roads have had the road conditioner on them before the winter comes. Ron also stated that the lowering of the Lake is scheduled to begin on October 15 and the Lake will again be lowered by 5 feet. The level is already down 8 inches. The extra lowering helps with the fish population as well as regular and extended maintenance on members' docks and seawalls.

Ron and Brad have come up with a work order system to ensure that things are being taken care of properly and timely and also to alleviate confusion or neglect. Debbie will take requests and prepare a work order which will first be approved by Brad, two copies will go to Brandon and then to the workers who will complete and sign off on.

Carol Goodwin has asked for something to be done to improve the three fire pits at the main beach area. Ron stated that we can get 4'x4'x4" limestone pads that will be placed in the ground. These pads will be easily mowed over being cut into the ground. The slabs can be purchased for \$210 each, \$630 total. The request was granted on a motion by David Martin, seconded by Vicki Wilson.

Security – Mike Cutrufelli

Full report available in Smoke Signals.

Mike welcomed a new security hire in Dean Clift. Dean will be working a shift with Cathy Hankins. Ginseng and mushrooms have been being dug on lake properties. The board is working on a rule preventing and discouraging the harvesting of ginseng and mushrooms on Lake owned properties. Mike stated that people must have permission to harvest on any property. DNR told Mike that there are state regulations pertaining to the harvesting of ginseng. The Lake rule will be specific to Lake owned properties, not privately owned properties.

OLD BUSINESS

ETC update - Jenni Hanna stated that the company opened phase 3 last week. October 30 ETC should have services up and running for phase 4, and November 20 for phase 5. Jenni also stated that the winner of the first boating package was Betty Zillick who won a nice big boating package. ETC will be hosting another open house October 17th from 9:00am-11:00am in the community room to take work orders for people in the last phases of the project. Dick stated that customers are very pleased with the service provided by ETC. The Fredrickson's also had a very positive experience with ETC service. They experienced a difficult problem with irrigation system and the running of the fiber optic cable but that ETC had done a great job of getting everything taken care of and the experience has been great. David Martin also stated he is set up and things are working fantastic.

Dick asked Brad to give an update on the goose hunt. Brad stated that the hunters were only able to get two geese. The geese seemed to be elusive when the hunters were about.

NEW BUSINESS

Tax Sale - As of right now, there are three properties still on the list for the October 30th tax sale. Brad explained that properties have to be held for one year for redemption purposes before they can be re-sold. There is a new law that may shorten that time. Brad was asking the Board if it was in our best interest to try to purchase the three lots in question. The attempt to purchase was approved on a motion by Ron Day, seconded by Mike Cutrufelli.

Ron Day discussed the fact that with winter coming our snow truck needs a v-box spreader/liner. He has gotten two proposals for liners: a stainless steel liner for \$12,831 or a steel liner for \$10,658. The Lake has \$9,400 remaining in the equipment budget of which is a difference of \$3,431, but there is money in equipment set asides. Purchase of the new liner was approved on a motion by Ron Day, seconded by David Martin. If we order this now it will be in late December/early January.

Dick discussed that the board has set aside monies for two other projects. One is a dam culvert reline. The reline is a PVC smooth tube which will replace corrugated metal tube that is in there now. The smooth tube should last 50 years or more and will allow more water movement. The project will cost right at the set aside amount of \$50,000. The other project is to place new rip rap around the dam. Dick asked for a release of funds from the Edward James reserve to cover the cost of these projects. The release of funds and the project completion was approved on a motion by Mike Cutrufelli, seconded by David Martin.

Dick Veach also discussed the sale of lots owned by the Association. The Lake owns several off the water lots that are not needed or used. He asked for approval to release these lots for sale (88, 89, 124, and 1681). There are no appraisals on these lots yet and they were not purchased at tax sale. The release of lots for sale was approved on a motion by Ron Day, seconded by Vicki Wilson. There are two other lots that are speckled on our maps and that Brad will be checking into whether or not they can be sold.

Booster Club has volunteered to gift a secure mailbox at the Lake entrance. LSPOA would be responsible for installation. The postman and the Lake would determine placement of the box and placement would be in a secure location covered by cameras. Dick asked for a motion to approve accepting the gift and installation of the mailbox. The request was approved on a motion by Ron Day, seconded by Mike Cutrufelli.

MANAGER'S REPORT

Brad discussed the renewal of employee health insurance plans from Anthem for medical, vision, and life. The association pays 80% and employees pay the remaining 20%. The price of the insurance increased 4.5% changing from \$3,782.37 to \$3,950.97. The renewal of insurance was approved on a motion by David Martin, seconded by Ron Day. Brad stated that the lake was able to complete the settlement of the 2010-2011 taxes with Decatur County Auditor's office. The lake will be receiving a settlement in the amount of \$19,530.20.

Brad announced that the lake was able to sell lots 1070 and 1071 to Richard and Barbara Fitzpatrick.

Brad also stated the office was able to collect \$1,181.51 in bad debt and that the website and Facebook page are running great.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Ron Day, motion carried. The next regular meeting will be held on November 11, 2015 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary