

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
OCTOBER 11, 2017

The Lake Santee Property Owners Association Board of Directors met on October 11, 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, Steve Gauck, Carol Goodwin, Polly Ann Fox and Wade Amos. Employees present were Joe Jarman (91), Mike Cutrufelli (172) and Brad Jones. Members present were Maurie Goodwin (894), Steve Knight (108), Bob Kasee (1350), Vicki Wilson (510), Dan Archiable (252), Claude & Shirley Livesay (530), George Heineman (807), Dick Veach (1384), Scott Gibbs (352), Ronda Peetz (941), Skip & Jonie Spetter (24), Paul Gosnell (1147), Rob Martin (402), Tom Hoffman (131), Clair & Nancy Fredrickson (348), and Vicki & Chuck Dingler (1566).

The meeting was paused to allow Shawn Matthews with Decatur County REMC to present information on the Decatur County REMC right of way program. Shawn gave about a 20 minute presentation on how REMC is trying to reduce the number of consumer outages by maintaining an adequate clearance (fifteen feet minimum) between trees and power lines by pruning them on a regular basis. This helps to ensure that your power stays on during gusty winds and thunderstorms. Well-maintained right of ways allow easier access for personnel and vehicles during storm restoration. Please contact REMC if you believe you have trees in the right of way that need trimmed.

President Day called for a review of the minutes of the September 13, 2017 meeting. The minutes were approved on a motion by Dave Martin, seconded by Steve Gauck. 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:

Alerding CPA	\$ 1,250.00	Kramer Kreations	\$ 4.82
Aramark Uniform	\$ 192.96	L.S. Booster	\$ 40.00
Best Way Disposal	\$ 654.20	L.S. RWWD	\$ 460.07
Cardinal Pest	\$ 45.00	Laker Electric	\$ 34.33
Cardmember	\$ 783.61	Premier Co.	\$ 1,055.03
Colonial Life	\$ 101.54	Stone's Farm	\$ 33.28
Crossman Safety	\$ 396.46	Stone's Napa	\$ 37.79

Dave O'mara	\$26,650.00	Summit Micro.	\$ 50.00
ETC	\$ 398.72	The Office Shop	\$ 44.18
Gillman Home Cen.	\$ 448.39	Tom Sibbitt	\$ 1,034.65
GTS	\$ 250.28	Tops Home Cen.	\$ 93.02
JA Larr	\$ 1,104.40	Wickens LLC	\$ 375.00
Brad Jones	\$ 301.22	TOTAL	\$35,838.95

Bills Paid Prior to Meeting:

Aramark Uniform	\$ 48.24	Floyd Myers	\$ 90.00
Banks Lawn Care	\$ 175.00	Floyd Myers	\$ 120.00
Bernard Meyer	\$ 171.87	Kings Asphalt	\$ 4,500.00
Clarksburg Fire Department	\$ 30.00	Lake Santee Marina	\$ 1,958.65
Chad Templeton	\$ 3,600.00	Thomas Docks	\$ 40,010.00
Chad Templeton	\$ 3,600.00	TOTAL	\$ 54,030.76
		GRAND TOTAL	\$ 90,142.71

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Polly Ann Fox. Motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Two members spoke in regards to lignin not being put down on all gravel roads in the subdivision. Both were disappointed as this helps control a great deal of the dust that gets on their vehicles and golf carts. They asked for a higher priority for this to be completed sooner and all around the lake next year.
- Another member spoke in regards to needing more boat slips available for members next year and that they hoped the board would budget for more. This member also talked about the need for a flashing light at the intersection of 400N and 880E. She has been in contact with the Decatur County Highway Department.

CORRESPONDENCE

No correspondence to report.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel started by thanking the board for their hard work and looking into the issues the membership has brought up. She informed those in attendance that the board had held an executive session to discuss rule changes. The board determined it was best to slowly make changes as needed. Angel presented the following rule changes for 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.

A motion was made by Doug Lecher to accept the proposed rule change to 4.1 and 4.5 as read. Dave Martin provided a second. President Day asked for a roll call vote with all members voting in favor. Motion Carried.

A member in the audience brought up a concern in regards to how boats are being classified as deck boats. Doug Lecher gave a clarification that going forward the

LSPOA office would look up manufacturer specifications to confirm that a boat is specifically classified as a deck boat.

Recreation – Carol Goodwin

Carol started by saying Euchre will be continued through October and is every other Thursday.

- Trick or Treat & Trunk or Treat will be October 28th from 5:30-7:30. Please turn on your light if you wish to have people at your home or join in the fun at the parking lot at the main beach.
- Holiday lighting contest will be December 9th.
- Breakfast with Santa – A date has not been chosen as Carol is still waiting to hear back if the Kiwanis Club will be doing breakfast. Ronda Peetz stated if the Kiwanis were not able to do the breakfast Tree City Properties Inc. would be happy to provide doughnuts for the event.
- Volunteers are needed to assist with all of the fun activities recreation has started planning for next year. Contact Carol to volunteer.
- Christmas with the Birds will be December 2nd from 10am-noon in the Community Room.
- It was discussed if we should have the 4th of July festivities on June 30 or July 7th next year. Brad will get with the fireworks vendor to check availability.

Lakes & Beaches – David Martin

Dave stated he has met with a Goose Control Expert and he stated there was nothing he could do to assist with keeping the geese off the beach, however, he did have a suggestion to try. We could try to install some fencing on the beach at the waters edge during non-boating months. This would a trial and error to determine if it would help. Dave also thanked Polly for allowing the use of her budget to purchase some sand for the East Beach.

Membership – Doug Lecher

Doug presented the following new members:

- Gregory & Annette Coffin Lot 634 – 637
- Ken & Patty Kunz Lot 316
- Steven & Brenda Lucas Lot 665
- William & Jamie Marcum Lot 1653/1685
- Brian & Tracy McBride Lot 566
- Deborah & Terry Miles Lot 313
- Abigail Stewart Lot 617
- Chad & Siu Weldishofer Lot 277

Community Room Committee – Doug Lecher

Doug stated there was nothing to report at this time.

Building Committee – Steve Gauck

The following building permits were issued in September:

- Lot 1317 Tony & Patricia Stevens Unattached Garage

Clean Up – Steve Gauck

Steve stated the clean up committee sent out four first letters, one second letter, one fourth letter, and one thank you. We have three properties on the watch list. One property is being fined and another property with a building permit receiving a fine.

Roads & Maintenance – Polly Fox

Polly started by stating the North Entrance has been paved and the third speed bump was installed today. Maintenance has started on Lot 137 and almost has it complete. They need some larger rip rap to finish the project. Maintenance will be doing some grading of the roads. The Seneca mailbox cluster has been completed. They are working on getting some more approvals on the remaining mailbox clusters. Three truckloads of sand has been delivered to the East Beach and needs spread. The lowering of the lake will start on October 13th. It will be lowered a minimum of 3ft. Dave stated it would be best to lower it to at least 5ft to help with the gizzard shad.

Security – Wade Amos

Wade stated we are working on getting quotes for a new radar gun for the security vehicle. He is also working on getting quotes for new security cameras for various locations around the lake. Wade mentioned the need to focus on the many safety concerns for our membership and that Security has a responsibility to the members of the lake.

A question was brought up in regards to the new sign at the North Entrance prohibiting heavy trucks and if the sign should have said no commercial vehicles. It was also brought up by a member that maybe we should check with O'Mara Paving to see what the load limit is and maybe add a sign stating the limit for the road.

OLD BUSINESS

O'Mara Paving – Ron stated at the last board meeting he did not ask for formal board approval to accept the bid from O'Mara Paving. He was previously concerned that we needed to get placed on O'Mara's list to ensure they were able to get the paving completed this fall. They had a cancellation and got to us quicker than expected. At that time Ron asked to accept the low bid from O'Mara for \$21,850 to pave the north

entrance. A higher bid was received by Wingham's for \$28,900. A motion was made by Angel Hocker to accept the lower bid and seconded by Carol Goodwin. Motion carried.

NEW BUSINESS

Tax Sale – Brad asked for permission to attend the Decatur County tax sale on October 26th. When the notice was originally placed there was 13 properties at Lake Santee up for sale. The list is now down to 9. The starting bid for the properties is \$2,230.32. A motion was made by Carol Goodwin to bid up to \$3,000 for these properties. The motion was seconded by Polly Ann Fox. Motion Carried.

Equipment Trade with Lake Santee RWWD – Ron stated he was approached by Frank Erodoty the RWWD Board President to complete an equipment trade. Frank stated the State Board of Accounts does not like them to hold equipment on their books that they are not utilizing and suggested we do a trade on some of the equipment. The Lake Santee RWWD had advertised as they are required a notice of intent to exchange property.

The Lake Santee RWWD currently owns a 2001 John Deere 7810 tractor as well as a 2000 John Deere 6x4 DSL Gator and intends to exchange that property for a 2010 John Deere 310SJ Backhoe owned by Lake Santee POA.

MANAGER'S REPORT

Brad stated the office collected \$1,500 in bad debt and the member still owes \$1,000 and should be collected soon. He has made progress on getting a member only section on the website and expects to have financials up soon.

We are working on getting a communications alert system that will allow the office to send out a notification via email or a text if something happens at the lake. More details to come on this as we get the system tested.

There being no further business, Doug Lecher moved to adjourn, seconded by Polly Ann Fox, motion carried. The next regular meeting will be held on November 8, 2017 at 7:30pm in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary