

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**September 10, 2014**

The Lake Santee Property Owners Association Board of Directors met on September 10, 2014 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Fox, Angel Hocker, Carol Goodwin, Larry Foster (via teleconference), Jim Massingale, Mike Cutrufelli, Ron Day and John Lecher. Members and guests present were: Claire and Nancy Fredrickson (348), Scott Gibbs (352), Dave Haas (24), Paul Gosnell (1147), Neil Jackman (911), Keriann Slaby-Lee (164), Connie Luensman (582), Steve Lucas (419), Dwayne McKinley (11), Rhonda Peetz (1299), Dan Archiable (252), Jim Boyd (97), Phyllis Shilling (530), Ginger Ryle (579), Fay Cutrufelli (172). Employees present were Joe Jarman, Jim Hornig, & Brad Jones.

President Veach called for a review of the minutes of the August 13, 2014 meeting. 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:

\$ 5,162.00	Accounting services	Alerding & Company, LLC
\$ 171.52	Uniforms	Apparelmaster
\$ 912.81	Trash disposal services	Best Way Disposal
\$ 3,637.53	Legal services, common areas appeal	Bingham Greenebaum Doll
\$ 45.00	Pest control	Cardinal Pest Control
	\$ (99.99) Battery backup return	Cardmember Service (Cr Card)
	\$ (25.00) Reward points	
	\$ 28.35 Safety Sign - No Smoking signs	
	\$ 94.00 Staples - office supplies	
\$ 594.86	\$ 597.50 Home Depot - paint for deck	
\$ 239.25	Employee self-pay insurance	Colonial Life
\$ 1,555.58	Electric service	Decatur County REMC
\$ 9,600.00	Dredging	Dredge Resources
\$ 239.57	Phone service	Frontier
\$ 248.35	Towels, dispenser, soap	Greensburg Tool & Supply Co.
\$ 151.38	Supplies for restaurant	Hoeing Supply Inc.
\$ 158.20	Mileage, cell phone	Brad Jones
\$ 136.28	Fuel & Oil	Lake Santee Marina
\$ 433.27	Water & Sewer service	Lake Santee RWWD
\$ 4,520.45	Contract mowing	Bernard Meyer

\$ 2,723.00	WC Audit additional premium	Murphy Insurance Agency
\$ 1,102.80	Fuel	Premier companies
\$ 70.79	2011 GMC Replace Bulb	Sandman Brothers
\$ 60.63	Paint	Scheidler Brothers Inc.
\$ 49.60	Parts for tractor	Smith Implements
\$ 51.94	Aug copies	The Office Shop
\$ 65.16	String heads	Tim Lecher Farm Service
\$ 161.85	Ear plugs, suction hose	US Blue Book
\$ 120.63	Cell phone service	Verizon Wireless
\$ 2,464.24	Legal services Jul-Aug	Wickens & Wickens, LLC
<b>\$ 34,676.69</b>		<b>TOTAL</b>

After presentation, the bills were approved for payment on a motion by Carol Goodwin then seconded by Ron Day.

## **MEMBERS INTRODUCTION AND COMMENTS**

Members were asked to introduce themselves and given the opportunity to express comments. Mr. Haas asked about protocol on loose dogs in the community. He stated that his wife will not go out into her own yard when a certain dog is loose. He asked about the amount of dog warnings as opposed to citations and asked that something be done to take care of this perceived problem.

Neil Jackman asked for clarification on a bill and what exactly we are paying for. Dick clarified the bill and explained that the money went toward financial reports.

Keriann Slaby-Lee spoke on the new women's group that she is president of, Ladies of the Lake. The one goal is to support local troops and servicemen. Keriann read the mission statement and expressed desire to help the Recreation Committee and work with them on several of the scheduled events as well as add extra activities to these events (pet parade, electric golf cart parade). The ladies' group also asked to be placed under Lake Santee's umbrella of Not-for-Profit organization. Dick Veach clarified that Lake Santee is not a 5013C organization and is considered a Not-for-Profit Corporation therefore pays taxes. Mr. Veach did ask for a copy of their and mission statement so that he can present that to the board.

Dick thanked everyone for their comments and assured them that the issues would be addressed.

## **CORRESPONDENCE**

Brad stated there was no correspondence to report this month.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Polly Fox**

Polly presented the second reading of changes to amend Rule 15.3 to reflect the actual size of the Community Room facility and occupancy as required by the Fire Marshal since its remodel.

- a) The community room is 28 x 40.75 feet in size, or 1,141 square feet.
- i) Occupancy of the community room is limited to 76 persons.

Second reading was approved on a motion by Mike Cutrufelli and seconded by John Lecher. The motion was carried on second reading. After hearing no objections or changes, Dick Veach offered the rule changes up for the third and final reading. The changes to the rule was unanimously approved on a motion by Mike Cutrufelli and seconded by John Lecher.

### **Recreation – Mike Cutrufelli**

Mike Cutrufelli reported that the next event on the calendar would be a bass tournament on September 21 beginning at 7:00 am with weigh-ins at 10:00 am and 2:00 pm. Mike stated that the lake has committed to purchase water and awards for the event. Coffee, tea, and cocoa will be available.

Mike also discussed other calendar events coming up. October 18 will be the Autumn Family Bonfire at 6:00 pm, trick or treat times will be October 25<sup>th</sup> from 5:00-8:00 pm for the community. Mike is also planning a Trunk or Treat Contest in October as well.

The recreation committee will be holding a planning meeting for the 50<sup>th</sup> Golden Jubilee on October 30 at 7:00 pm in the community room with additional meetings to come. Full list of events is available

### **Lakes & Beaches – Larry Foster**

Larry discussed that dredging was complete and how many loads were taken from the lake. Larry would like the lake board to reevaluate their thinking and consider a wetland project as opposed to a dredging project. A plan will come and be presented to the board at a later date.

### **Membership – Carol Goodwin**

Angel presented the following new members:

- William C. Wallace                      Lot 342
- Robert & Julia Honkomp              Lot 1351

### **Community Room – Carol Goodwin**

Carol stated there are many activities coming up in the community room.

### **Building Committee - Jim Massingale**

The following building permits were issued this month:

- Patrick Caudill, Lot 1301 & 1302              Car Port
- Larry & Nanette Howard, Lot 638-640      Wood rail fence
- Jason Blankenship Lot 666                      Deck
- Joe Beischel, Lot 1385                              Outbuilding
- Bruce Smith, Lot 152                                Attached garage

- Andrew & Michelle Laudick, Lot 961 & 962      Attached garage

Dick informed the board that there was a previous building permit approved for a garage that was not built to code. This was a building committee error and therefore the property owner does not need to make any adjustments but the board has put safeguards in place to ensure compliance for future use.

### **Clean Up – Jim Massingale**

Jim stated that the clean-up committee took a tour on August 14. Three first letters, two second letters and three thank you letters were sent to members not in compliance. There are 13 properties on watch and seven properties on continuous watch.

There was some discussion over what constitutes a watch or a letter and how the committee decides what properties are not in compliance. The board stated that people could find all the compliance rules in the Lake Santee Rules and Regulations brochure.

### **Roads & Maintenance – Ron Day**

Ron discussed that he had the opportunity to spend a couple of days with Brandon Litmer and began by commending our maintenance staff on all that they do at the lake and the water district. Ron said that now that dredging is complete, the crew has a full staff again to compete mowing and trimming. There had been some issues with the mowing of the dam and that will be monitored closely. The construction of the bandstand should be under way and completed by the end of October. There was also some discussion over the silt compilation on the north end of the lake. There have been some issues with run-off and slick spots due to the silt on the roads. The staff will be working on cleaning up this area.

A member asked if there would be more chip and seal done on other roads. Dick discussed that feedback on how those roads are holding up is vital. Members seemed thrilled with the chip and seal and next year the board will discuss working out finances to get more chip and seal completed in place of gravel. Discussion was also had about whose responsibility it is to trim around the clusters of mailboxes, cleaning out culverts and standing water. Ron will be touring the lake grounds with Brandon and will look into these issues with maintenance.

### **Security – John Lecher**

John reported that there was a repair of the security truck, which was under warranty and was taken care of. Full report will be in the Smoke Signal. John did warn members to be on the look out for people stealing gas out of boats. He stated there have been a couple of thefts thus far and members should call security if they see anything suspicious.

### **OLD BUSINESS**

No old business at this time.

## **NEW BUSINESS**

No new business at this time.

## **MANAGER'S REPORT**

Brad reported that Letts fire department had requested to add the lake on a benefit UTV ride that they are doing on October 18. The group would be coming into the lake through the back gate and escorted by a sheriff deputy through the lake with the possibility of stopping at the Sea Shack for some refreshments. After a great deal of discussion the board put the request to a vote. The request was granted on a 5:4 majority vote.

Brad reported that the Lake office was able to collect \$965.31 for a write-off debt as well as \$928.40 for past due monies on that same account, and \$672.36 for bad debt, with a total of \$2,566.07 collected funds. Brad was able to reduce the cell phone bill by a total of \$331.32 for the year (about \$27.61 per month).

Keep an eye on the Facebook page, web site and marquee for any information.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Ron Day, motion carried. The next regular meeting will be held on October 8, 2014 at 7:30 PM in the Community Room.

Respectfully submitted,  
Angel Hocker, Secretary