

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 14, 2016

The Lake Santee Property Owners Association Board of Directors met on September 14, 2016 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, Vicki Wilson, David Martin, Steve Gauck, Carol Goodwin, Polly Ann Fox and Mike Cutrufelli. Employees present were Brad Jones and Jim Hornig (668). Members present were Dan and Nancy Archiable (252), Bob Honkomp (1351), Gina Fehrenbach and Dave Julien (118), Clair and Nancy Fredrickson (348), Susan Burgess (814), Ronda Peetz (941), Rick Johnson (543), and Scott Gibbs (352).

President Day called for a review of the minutes of the August 10, 2016 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Mike Cutrufelli.

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 Group	\$ 1,235.00	Lake Santee RWWD	\$ 467.97
Apparelmaster	\$ 173.52	Lake, Tony	\$ 17.76
Baughman, Jesse	\$ 4.12	Litmer, Brandon	\$ 5.00
Best Way Disposal	\$ 720.69	Myers, Floyd	\$ 60.00
Cardinal Pest Control	\$ 45.00	Pitney Bowes	\$ 118.75
Cardmember Service	\$ 1,259.33	Premier Companies	\$ 1,442.19
Colonial Life	\$ 159.50	Scheidler Brothers	\$ 33.43
Edgewise Landscape	\$ 275.00	Stone's Farm Service	\$ 84.87
ETC	\$ 272.88	Stone's Napa	\$ 28.25
Greensburg Tool & Supply	\$ 410.99	The Office Shop	\$ 70.30
JALarr & Company	\$ 518.54	Tim Lecher Farm Service	\$ 51.09
Jones, Brad	\$ 228.69	Tom Sibbitt Chevrolet	\$ 71.53
Justus, Richard	\$ 13.26	Tops Home Center	\$ 23.52
Lake Santee Marina	\$ 454.30	TOTAL:	\$ 8,245.48

Two late bills: Koors Heating & Cooling \$89 and Decatur Co REMC \$1,140.27 for a total of \$9,474.75.

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Steve Gauck.

MEMBER INTRODUCTIONS AND COMMENTS

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

Members brought up several topics:

Gina Fehrenbach and Dave Julien (118) – Gina and Dave had a couple of questions and concerns in regards to the beach area. They have recently spent some time down on the beach and noticed cigarette butts, broken glass from beer bottles, broken wire from fencing, and bird droppings on the fabric-covered benches. Gina asked what is/can be done to prevent this from happening. Dave Martin spoke up and said we are in the process of figuring out a way to enclose under the umbrellas to prevent the birds from nesting there. We also have the goose buster to attempt to keep the geese off the beach. Brad Jones mentioned the beach is scheduled to be raked on Monday's and Friday's by maintenance this is always weather permitting as some times the sand is too wet for this to be completed. Dave Julien asked about the enforcement of beach passes and who was responsible for patrolling the beach area. Brad explained if a beach guard is on duty they are responsible for checking passes, Lake Security and the office will occasionally walk down to check passes as well. Dave also brought up the issues of beer bottles on the beach and his concern for kids getting hurt by the broken glass. Brad clarified that bottles are not allowed on the beach and if the beach guards notice someone has them they are encouraged to call security.

Rick Johnson (543) – Next Thursday (September, 22nd) the annual meeting for the Clarksburg VFD will be held along with a chili supper. Dues were mailed out and are \$30 and can be paid at the meeting, Lake Santee Marina, or to any fireman.

Bob Honkomp (1351) – Bob mentioned that he was at the meeting in regards to a letter he wrote the board in regards to excessive noise and loud music coming from a few boats on the water. He is requesting a rule be created to enforce noise issues coming from the water. He has noticed a total of four boats that have speakers that are blasting out towards the skier/wake boarder. He is asking for the use of speakers to be prohibited. Bob also referenced rule 5.5 of the Lake Santee Rules and Regulations and wondered if his request could be included with this rule. He feels the super loud speakers could fall under the equipment used to perform special effects. He would appreciate the Boards consideration in reviewing the rules to determine if something can be added or created to prohibit the use of these types of speakers.

CORRESPONDENCE

No correspondence was presented during the meeting.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel discussed briefly the concerns we have received in regards to loud music coming from boats and that the Board would look further into this situation.

Recreation – Carol Goodwin

Carol was contacted by Jim and Julia Massingale (156) to request permission on the use of the amphitheater on Sunday, September 25th at 2:30pm for a performance by the Poling Brothers, a gospel singing group. The use of the amphitheater was approved on a motion by Carol Goodwin, seconded by Mike Cutrufelli. The last band scheduled for the season will be on Saturday, September 24th at 7:00pm Avocado Chic will be performing in the amphitheater. Trick or Treat and Trunk or Treat have been scheduled for Saturday, October 29th from 5:30-7:30. Please have your porch light on if you are wishing to have trick or treaters or feel free to bring your treats to the main parking lot to join in the fun.

Lake & Beaches – David Martin

David stated that he met with Scott Thomas of Thomas Docks to test the bags that will be used with the dredging. They filled 2-five gallon buckets with sludge from the north end of the lake and placed it in a sample bag. The water drains out of the bag leaving dry dirt that can be moved elsewhere. The sample bag will be opened to determine how much sledge was removed. Dave also mentioned that the plan is to still get the dam face completed in the spring.

Membership – Vicki Wilson

Vicki presented the following new member applications:

- Robert & Mary Hafer Lot 1072
- James & Diana Banks Lot 482
- Tammie Strietelmeier Lots 522, 523, 524
- Scott Kremer Lot 1419
- Andy & Nicole Hensley Lot 1561

Community Room Committee – Vicki Wilson

Vicki stated the community room was host to all regular monthly meetings.

Building Committee – Steve Gauck

The following building permits were issued in August 2016:

- Clarence & Kay Story, Lot 268-270 Enclosed porch & attached garage
- Jason Philpot, Lot 992 Driveway culvert
- Darrell & Ronda Peetz, Lot 941 Remove scrub trees & rip-rap shoreline
- Shannon Adderley, Lot 708 Roof over porch on each side of garage
- Marsha & Maury Lay, Lot 1374 Handicap ramp
- John & Pam Cole, Lot 547 House
- Gary & Lynn Fields, Lot 580 New boat dock & modify existing dock
- David & Brenda Merkel, Lot 1150 Replace porch roof
- John & Charmain Seright, Lot 121 Replace roof and box vents
- Paul Jennings, Lot 545 Boat dock
- Andrea Walston, Lot 754 10x16 Utility building

Clean Up – Steve Gauck

Steve stated that the committee sent out five first letters, two second letters, one fourth letter, three “Thank you” letters, placed nine properties on the watch list, and had one new fine.

Roads & Maintenance – Polly Fox

Polly stated that she met with Brad and Brandon to look at the current situation with the roads. They are in the process of reviewing what steps need to be taken with the roads, whether it be paving, millings, or rejuvenation. They also discussed that possibly two pieces of equipment might need to be replaced next year. Brandon feels that if we keep maintaining the equipment like we have we might be able to go a little longer before they are replaced. Polly also mentioned the work order system that was put into place this year to help track requests/issues around the lake and reiterated the importance of the work orders. Ronda Peetz (941) asked the status of the work order on lot 137 where the drainage has caused erosion issues. This issue was previously brought up at a meeting where it was stated when things dried out they would get this take care of. Lastly, Polly complimented the entire maintenance team on the great job they do and to keep it up.

Security – Mike Cutrufelli

Mike started by thanking the security team for all of their time and hard work. Mike mentioned that the repairs made to the security boat are not holding very well and that we will need to look at replacing before next summer. Mike mentioned that he has been using a decibel meter to determine a base line reading on noise levels.

OLD BUSINESS

At last months meeting it was brought up that the lake was working with some homeowners at the north end of the lake to clean up one of the mailbox clusters. The first set of mailboxes have been ordered and we are awaiting their arrival.

NEW BUSINESS

Brad asked permission from the board to go to the tax sale on September 29th to bid on the five properties at Lake Santee that will be up for purchase. He mentioned that two of these properties the lake currently has liens on. Ron asked for a motion to approve the possible purchase of the lots, motion made by Angel Hocker, seconded by Carol Goodwin.

MANAGER'S REPORT

Brad stated that the association sold one more lot and is now down to five lots for sale.

Brad is also still working on getting tax assessments brought down on some lake owned property around the power lines.

As always, check out the website and Facebook page for updates.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on October 12, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary