

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 13, 2017

The Lake Santee Property Owners Association Board of Directors met on September 13, 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, Polly Ann Fox and Wade Amos. Employees present were Brad Jones and Mike Cutrufelli (172). Members present were Buddy and Terri Suiters (1416), Dan Archiable (252), Mary Johnson (543), Ronda Peetz (941), Claude and Shirley Livesay (530), Robert Kasee (1350), Greg and Leslie Yazel (1318), Tony and Connie Adelman (198), Paul Gosnell (1147), Lacie Warren (883), Bill, Kathy, and Tom Eppinghoff (103), Victor and Allison Everhart (949), Nancy and Clair Fredrickson (348), Justin Howard (292), and Vicki Wilson (510).

President Day called for a review of the minutes of the August 9, 2017 meeting. The minutes were approved on a motion by Dave Martin, seconded by Angel Hocker.

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:

Aramark Uniforms	\$ 241.20	RWWD	\$ 472.65
Best Way Disposal	\$ 858.83	Bernard Meyer	\$ 3,044.18
Cardinal Pest Con.	\$ 45.00	Premier CO.	\$ 1,838.80
Cardmember	\$ 443.45	Stone's Farm Ser.	\$ 2.86
Colonial Life	\$ 101.54	Summit Micro.	\$ 50.00
Decatur Co. REMC	\$1,166.88	The Office Shop	\$ 99.80
ETC	\$ 398.02	Tim Lecher Farm	\$ 38.47
Gillman Home	\$ 261.50	Tops Home Center	\$ 81.24
Greensburg Tool	\$ 319.50	Wickens	\$ 1,100.00
Brad Jones	\$ 202.40		
Lake Santee Marina	\$ 99.97	TOTAL	\$10,866.29

Bills Paid Prior to Meeting:

Alerding CPA	\$2,100.	Murphy Insur	\$ 2,573.00
Carol Goodwin	\$ 155.51	Bernard Meyer	\$ 121.62

Pitney Bowes	\$ 520.99	RBSK	\$ 155.90
Floyd Myers	\$ 120.00	Adderley Restor	\$ 6,770.68
Deborah Glenn	\$ 50.00	Chad Templeton	\$ 3,600.00
		TOTAL	\$27,033.99

After presentation, the bills were approved for payment on a motion by Steve Gauck, seconded by Polly Ann Fox.

MEMBER INTRODUCTIONS AND COMMENTS

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

Multiple members spoke in regards to various items.

- Mary Johnson presented the board with a check on behalf of the Lake Santee Women's Club for assistance with completing the beach umbrellas. She thanked all who attended the auction and donated to the Women's Club as without those donations they wouldn't be able to assist in projects.
- A concern was brought up in regards to goose droppings on the main beach during the Labor Day weekend. The member stated multiple members scooped a decent amount of goose droppings from the beach.
- A member asked why all of the gravel roads did not receive lignin. He was under the impression after the last meeting that maintenance would be finishing up the remainder of the roads.
- A member thanked Security for addressing the individual who keeps speeding on the roads.

CORRESPONDENCE

The only correspondence received was in regards to the Clarksburg Community Volunteer Fire Department and their Annual Meeting and Chili Supper to be held on September 14 at 6:30 at the Clarksburg fire station.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel started by thanking the numerous individuals who have contacted the Board with comments and concerns in regards to the boat situation. She wanted to remind everyone that we don't want to make a rush decision as we are looking to do what is best for the entire membership and not just a group of individuals. She also wanted to mention that

any rule change has to go through three readings before it takes affect. The Board has currently scheduled an additional executive session to allow additional time for the Board to really discuss in detail what needs to happen going forward.

Recreation – Carol Goodwin

In Carol's absence Angel gave a brief update on recreation. She reminded everyone to check the Smoke Signals for the most up to date calendar. A few upcoming events include Halloween trick-or-treating and the Christmas lighting contest. Carol is looking for volunteers to help with next year's events.

Terri Suiters spoke about the Euchre Club and mentioned they would like to extend through October if people were interested. They meet every other Thursday in the Community Room.

Lakes & Beaches – David Martin

Dave gave an update on the dredging project. The dirt has been moved and the lake access area has been repaired with grass seed down. Dave didn't have the final count but at least 130 loads of silt were removed. An update on the umbrella project was also given and stated they are down to the last two and should be completely done shortly.

In regards to the issue with goose droppings, Dave is doing some research on geese repellants and possibly a beach sweeper. He is looking at going a different direction with keeping the geese off the beach or at the least a better way to clean up after them.

Membership – Doug Lecher

Doug presented the following new members:

- John & Elizabeth Stroh Lot 896 & 897

Community Room Committee – Doug Lecher

Doug did not have anything to report but said if there are any questions or concerns in regards to the Community Room to let him know.

Building Committee – Steve Gauck

The following building permits were issued in August:

- Tom & Paula David Lot 1031-32 New House w/ Att. Garage
- Dan & Judy Graves Lot 1038 Culvert
- Douglas Butt Lot 748-50 Unattached Garage
- Roosevelt Wetzel Lot 1289 Culvert – 12”
- William Maxwell Lot 1655 Dimensional Asphalt Shingle Roof
- David & Cecilia Roa Lot 1383 Add to Existing Dock

Clean Up – Steve Gauck

Steve did not have the exact number of letters, however, he stated there have been lots of letters and fines this time around. He wanted to remind the membership if you see something that you would like the Clean-up committee to check let Steve know and he is happy to look into it.

Roads & Maintenance – Polly Fox

Polly started by welcoming the two new board members. She added that the board would be doing our annual planning session this October to address items for 2018. She also gave a quick update on the Long Range Planning Committee that they are gathering their final pieces of information and getting it ready to present to the Board. She stated we are feeling some growing pains but Lake Santee is a great place to be.

Polly gave an update on maintenance by saying the rejuvenation and sealing has been completed. The north entrance (Taas Trail) should be paved in the next few weeks. We will need to evaluate the type of speed bumps needed for the new pavement. Maintenance did only get about half of the lignin down, she acknowledged the member's comment and stated she was also disappointed they didn't get all of the gravel roads addressed. Depending on the weather they may or may not get any more down this year. The drainage repairs needed at lot 137 have been re-scheduled for completion in September. Maintenance will also be looking at some other areas around the lake where we are having drainage issues. She will talk with Brandon to see what needs to be addressed in the next budget year. The new floors in the restaurant have been completed and look nice. The maintenance crew has installed a few more mailbox clusters and will be completing the one at Seneca Trail next.

Security – Wade Amos

Wade started by saying the first 30 days has been interesting. He is working on getting bids for some new items such as cameras and a radar gun. The safety at the lake is very important to him. He and one of the security officers had a successful meeting with the person who has been speeding and the issue should be resolved. He has addressed the signage issue that was previously brought up. The Sheriff's Department drives around the subdivision when they are in the area.

OLD BUSINESS

Ron gave some updates on multiple items previously brought up.

- Lawsuit – Waiting on the judge to sign and it will be finalized. The paving of the north entrance will start soon. Signs will be installed at the north entrance stating no commercial traffic.
- The map of Lake Santee has been updated and is ready to be printed.

- The issue about the camper at the last meeting has been addressed and the camper was moved.
- No ATVs – Signs are being finished and will be installed in the appropriate areas.
- Financial Reports – A report of the lake financials can be picked up at the office. We have decided to not publish this quarterly as our Smoke Signals is distributed too many places. There used to be a member only section of the website and we will look at adding the financials there and make it password protected.

NEW BUSINESS

Brad asked that the board approve a write-off on lots 1472 & 1473 as the property now has new owners. The write-off of the previous owner is for \$2,499.96. A motion was made by Steve Gauck to approve the write-off with Wade Amos seconding. Motion carried.

MANAGER'S REPORT

Brad stated as always keep an eye on the Facebook page for updates. He would talk with the website programmer about adding a member only section.

Ron wanted to again remind everyone that the Board is very serious about the boating issues. We don't want to make a snap decision. The Board will be conducting additional research before any changes are brought up. We want to be fair to everyone but assured the audience something would be decided before the next boating season.

There being no further business, Dave Martin moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on October 11th at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary