

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**June 13, 2018**

The Lake Santee Property Owners Association Board of Directors met on June 13, 2018 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Stephanie Peetz, David Martin, Carol Goodwin, Polly Ann Fox, Wade Amos and Shannon Gibbs. Employees present were Brittany Green, Mike Cutrufelli and Rick Crawford.

Members present were: Dan & Nancy Archiable (252), Paul Gosnell (1147), Bill Collings (1387), Clair & Nancy Fredrickson (348), Ronda Peetz (941), Claude & Shirley Livesay (530), Mary Tapke (284), Randy Ostendorf (229), Bill & Ginger Ryle (579), Brian Gard (760), Vicki Wilson (510), Rosie Asher (679), Bill, Kathy, & Tom Eppinghoff (103), Maurie Goodwin (894), Scott Gibbs (352), Nancy Adderley (708), and Jim Hornig (668).

President Lecher called for a review of the minutes of the May 9, 2018 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Angel Hocker. 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:

AccuDoc Urgent Care	\$ 200.00	James Hornig	\$ 148.50
Alerding CPA Group	\$ 475.00	Koors Heating & Cooling	\$ 677.72
Aramark Uniform Services	\$ 186.04	L.S. Booster Club	\$ 110.00
Becker Electric Supply Co	\$ 95.60	L.S. Marina	\$ 473.00
Best Way Disposal	\$ 728.49	L.S. RWWD	\$ 453.64
Best Way Disposal (Heavy Trash)	\$ 320.00	Floyd Myers	\$ 710.00
Cardinal Pest Control	\$ 45.00	New Point Stone Co	\$10,786.63
Cardmember Services	\$ 602.30	Premier Companies	\$ 1,352.55
Colonial Life	\$ 101.54	Rivera Screenprinting	\$ 587.43
Dance World Bazaar	\$ 231.12	Stone's Farm Service	\$12,091.00
Decatur County Recorder	\$ 25.00	Summit Microsystems	\$ 50.00
Decatur County REMC	\$1,093.48	The Office Shop	\$ 42.63
DISA Global Solutions	\$ 123.00	Tim Lecher Farm Service	\$ 208.54

ETC	\$ 340.00	Tops Home Center	\$ 456.83
Gillman Home Center	\$1,095.98	U.S.P.S.	\$ 400.00
Greensburg Tool & Supply	\$ 121.82	Whitlock's Pressure Wash	\$ 390.00
Harrison Sand & Gravel	\$1,486.02	TOTAL	\$36,208.86
<b><i>Bills Paid Prior to Meeting</i></b>			
Airgas	\$ 96.30	Best Way Disposal	\$ 670.90
Brad Jones	\$ 1,813.15	Pitney Bowes	\$ 520.99
Decatur County REMC	\$1,156.23	Floyd Myers	\$ 710.00
<b>Total Disbursements</b>	<b>\$41,176.43</b>		

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

### **MEMBER INTRODUCTIONS AND COMMENTS**

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

- A member asked if after all the talk last fall about wake boats if any changes were made.
- Bill Collings stated the next Trivia day would be July 5<sup>th</sup>.
- Mike Cutrufelli reminded everyone there is a CERT meeting on the third Tuesday of each month, with this months meeting being held at the EMA office.
- A member asked the board if they would consider adding additional signage at the beach to prevent kids from jumping off the back of boats. President Lecher responded that the board reviewed this a few months ago but from a liability stand point no signage would be added near where the boats park.

### **CORRESPONDENCE**

No correspondence to report at this time.

### **COMMITTEE REPORTS**

#### **Rules & Regulations – Angel Hocker**

Angel stated in response to a member comment that Rule 4.1 was slightly adjusted. Angel read the full rule and also added that the office is now checking manufacturer specifications against the boat titles coming into the office. They are also utilizing a marine date base on boats. She also brought up that the board is looking at renting the new shelter house at the main beach. We would be adding a rule similar to that of the community room and amphitheater.

### **Recreation – Carol Goodwin**

Carol started by stating the upcoming June/early July activities include: Rusty Bladen in the amphitheater, a kids activity, drive in movie, the rubber ducky race, youth fishing tournament and the July 7<sup>th</sup> festivities. As always reference the recreation calendar in the Smoke Signals for the most up to date information.

On August 4<sup>th</sup> there will be a Luau on the lawn with a band. Carol stated she would like permission to have a possible dinner prior to the luau. She asked for a motion to approve with Angel seconding. Motion carried.

Shannon added that all of the events have been added to the website under Community Bulletin Board – Events Calendar. There is now an option to sync to your personal calendar or phone.

### **Lakes & Beaches – David Martin**

Dave had nothing to report but did want to let everyone know that the Silt & Sedimentation Committee would be meeting the following Monday at 6:30PM.

### **Membership – Shannon Gibbs**

Shannon presented the following new members:

Lot 1188	Michael & Sherry Edwards
Lot 69	Darin & Adrian Fishburn
Lot 722	Clay & Liz Kellerman
Lot 902	Douglas & Christine Kennedy
Lot 1475-1476	Angela Kroner & Brian McKinley
Lot 1069	J. Bradley & Susan McAllister
Lot 92	Jeff Scheel

### **Community Room Committee – Shannon Gibbs**

Shannon reported the normal activities would be going on in the Community Room. She also added that it was booked on Saturday's in June and July.

### **Building Committee – Steve Gauck**

The following building permits were issued in May:

Lot 201	Craig & Kim Stilwell	Standard dimensional shingles
Lot 522	Scott & Tammie Miller	Culvert tile & drive
Lot 218	Tom & Jodi Depalma	Boat Dock
Lot 1567	Pat & Lori Hudepohl	Dwelling, covered deck & culvert
Lot 1656	Rita Quick	Pergola over patio & above ground pool
Lot 209-210	Joe Harlan	Dwelling, garage & boathouse

### **Clean Up – Steve Gauck**

In Steve's absence Brittany gave a quick update

7 – Courtesy letters were mailed

4 – Thank you letters were mailed

1 – Property still receiving a fine

### **Roads & Maintenance – Polly Ann Fox**

Polly started by thanking Brittany for her efforts in preparing some items for Maintenance. Twenty more tons of sand has been added at the Main Beach. The shelter is almost complete with the electrical and gutter work being completed this coming week. The area around the shelter house will be leveled and seeded as soon as they are finished.

Polly stated that the maintenance team is back to full staff with the recent hire of Abe Koehne. The new docks purchased last month will be installed very soon. 630 tons of gravel has been placed on the roads along with some riprap being installed. The maintenance request forms have been put back into place in the office. Several forms have already been filled out with the work being completed.

Polly said after speaking with several experts in regard to millings, gravel, and paving it has been determined the best bet is to only use millings on low traffic areas. Millings are a great base to be used prior to paving but they are hard to patch. The white limestone hasn't been holding up well and it has been recommended to switch to gravel. The gravel is easier to grate and maintain longer. This will be the same size stone (#8) but will have a brown coloring to it. Polly stated this shouldn't create as much dust as the limestone did. We will still be placing lignin around as necessary. After trying the rejuvenation on portions of Santee Drive for a few years we have decided to go back to paving 1.25 – 1.5 miles of Santee Drive every other year.

Polly asked for a motion to be made to pave 1.5 miles of Santee Drive for \$61,600 plus tax with work to be completed by O'Mara Contracting. Carol Goodwin seconded the motion. Motion carried. The exact area to be paved is still to be determined. We would need to dip into the paving set aside for approximately \$16,000. This would still leave enough in the budget for gravel as needed.

Shannon Gibbs asked for a motion on Polly's behalf that we order 680 tons of crushed gravel #8 to be placed on the main parking lot from Harrison Sand & Gravel for \$13,124 + tax. A roll call vote was completed with all parties voting in favor with Polly Fox abstaining. Motion carried.

### **Security – Wade Amos**

Wade stated that the security team has been very active around the lake. He reminded everyone that safety is the top priority at the lake. Wade brought up the use of security cameras around the lake. Previously we had determined that our current cameras were

outdated and not as useful as they could be. Multiple quotes were received with ETC providing the lowest quote.

The quote was for five locations – main office, maintenance, main gate, back gate, and east beach. The hardware and install price is \$15,756.37 + tax with a monthly internet connection fee of \$527.75 + tax. The cameras at the gates would be able to read license plates with various other cameras having a rotate and zoom feature.

Wade asked for a motion to move forward with ETC's quote unless we receive a better quote with equal coverage and quality. Dave Martin provided a second. Motion carried.

### **OLD BUSINESS**

No old business to report.

### **NEW BUSINESS**

#### *Nominating Committee Report*

Mary Tapke presented on behalf of the Nominating Committee members Ed Fox, Don Lamping, Nancy Fredrickson and Jenni Hanna. The following eight members have agreed to stand for election for the Board of Directors of the Property Owners Association for the 2018 election. There will be four openings this election; the top three will serve three year terms, with the fourth placed member serving a two year term.

- Brian Gard – Lot 760
- Shannon Gibbs – Lot 352
- Carol Goodwin – Lot 894
- Steve Gray – Lot 911
- Doug Lecher – Lot 1356
- Randy Ostendorf – Lot 229
- Bill Ryle – Lot 579
- Mike Walterman – Lot 1279

Angel Hocker made a motion to accept the nominees as presented; seconded by Wade Amos, motion carried.

#### *Exception to Policy 3.16*

Both President Lecher and Wade Amos brought up a request for an exception to office policy 3.16 due to nepotism on the security team. The policy was created to limit family members working closely on the same team or reporting to one another. Exceptions can be made to this policy if the pool of potential candidates is limited. Wade stated Jim Byrd who had previously resigned, as the prior schedule was not very flexible was willing to come back now that the hours have changed. After Jim's resignation the association hired his son Todd. By making an exception to this policy Todd and Jim

would both be working on the security team. Doug stated the benefit to bringing Jim back is he is already trained. Carol Goodwin requested the motion be made to allow the association to employ both Todd Byrd and Jim Byrd. Angel Hocker provided the second, motion carried.

*RWWD Management Agreement Amendment & Lake Manager Job Description*

President Lecher explained the board started reviewing the RWWD Management Agreement Amendment in the executive session and had additional questions for the RWWD Board that required further review. This will be tabled until the next meeting or when the questions can be fully answered. The board will make changes to the Lake Manager job description at a later date to reflect the changes to the role based on RWWD needs.

*Contracted Mowing*

A letter was provided from Bernard Meyer who does the contracted mowing of lake properties owned by members. The request is for 2019-2020 with an increase of \$0.50 to take place in 2020 with prices to remain the same in 2019. Carol Goodwin made a motion to accept the increase with Polly Ann Fox provided the second, motion carried.

*Additional Compensation*

In an executive session the board discussed additional compensation packages. Angel requested a motion be made per agreement during the executive session. David Martin provided a second. A roll call vote was completed with all parties voting in favor, with Shannon Gibbs abstaining. Motion carried.

**MANAGER'S REPORT**

Brittany reported that the lake has sold the last three lots that were for sale by the Association. She also reported that we are back to full staff in all departments.

There being no further business, David Martin moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on July 11, 2018 at 7:30 PM in the Community Room.

Respectfully submitted,  
Stephanie Peetz, Secretary