

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 12, 2018

The Lake Santee Property Owners Association Board of Directors met on September 12, 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 Petz, Shannon Gibbs, Steve Gauck, Carol Goodwin, and Bill Ryle. Employees present were Rick Crawford (1482), Mike Cutrufelli (172), Jim Horning (668), and Brittany Green (1294). Members present were Mary Tapke (284), Dan Archiable (252), Paul Gosnell (1147), Leon Crowe (817), Ginger Ryle (579), Ronda Petz (941), Kathy, Tom & Bill Eppinghoff (103), Vicki Wilson (510), Clair & Nancy Fredrickson (348), and Scott Gibbs (352).

After President Lecher opened the meeting he began by stating after the annual meeting the newly elected board members held a brief executive session, at that time the board elected Bill Ryle to fill the vacancy left by the departure of Wade Amos. He also added that since this was an appointed term Bill would need to run for re-election during the next election.

President Lecher called for a review of the minutes of the August 8, 2018 meeting. The minutes were approved on a motion by Angel Hocker, seconded by Steve Gauck. Motion carried.

Stephanie Petz 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	\$ 35.00	Jim Hornig	\$ 162.00
Alerding CPA Group	\$ 2,725.00	Hot Mix Inc.	\$ 674.67
Banks Lawn Care	\$ 270.00	Lake Santee RWWD	\$ 514.08
Becker Electric Supply	\$ 209.45	Floyd Myers	\$ 900.00
Best Way Disposal	\$ 706.57	New Point Stone Co.	\$ 291.04
Cardinal Pest Control	\$ 45.00	Premier Companies	\$ 2,505.49
Cardmember Service	\$ 287.20	Stone's Farm Service	\$ 22.51
Colonial Life	\$ 101.54	Stone's Napa, Inc.	\$ 191.64
Crossman Fire & Saftey	\$ 800.82	Summit Microsystems	\$ 50.00
DISA Global Solutions	\$ 61.50	The Office Shop	\$ 57.30
ETC	\$ 437.75	Tim Lecher Farm Service	\$ 952.76

Game Plan Graphics	\$ 368.08	Tops Home Center	\$ 733.04
Carol Goodwin	\$ 62.06		
Greensburg Tool & Supply	\$ 255.09		
Hoosier Aquatic Mgmt	\$ 1,900.00	<i>TOTAL</i>	<i>\$ 15,319.59</i>
<i>Bills Paid Prior to Meeting</i>			
Best Way Disposal	\$ 994.33	Floyd Meyers	\$ 400.00
The Office Shop	\$ 69.14	Wallpe's Feed	\$ 95.00
Decatur County REMC	\$ 1,242.38	Purchase Power	\$ 700.30
Bernard Meyer	\$ 3,386.93	Rick Justus	\$ 250.00
Abe Koehne	\$ 250.00	Tony Lake	\$ 250.00
Brandon Litmer	\$ 250.00	Total Disbursements	\$ 23,207.67

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Angel Hocker. Motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member in the audience asked the board if they had considered purchasing the lots on Taas Trail near the North entrance. These lots are currently owned by Lake Santee RWWD.
 - President Lecher responded that the LSPOA Board was not looking to purchase those lots at this time.
- A member asked if the board would look at reclaiming lost beach area along with adding more docks. There was also a concern for the restaurant trash area and the odor from the trash.
 - President Lecher responded that we would look at this during our budget process this year and that the board was currently looking at other options on the trash.
- A member in the audience voiced a concern about the use of ballast type boats and the concern for the wave action against sea walls on the main body of the lake.
- Mike Cutrufelli wanted to remind everyone that the CERT meetings are held on the 3rd Wednesday of the month at the EOC office. Please contact Mike if you have any interest in joining.

CORRESPONDENCE

No correspondence to report at this time.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol started by stating she was going to be putting together a committee to start reviewing the current rules and regulations. She then started with the 2nd reading of rule 17. The rule was read in its entirety as follows:

Shelter House

17.1 WHO MAY USE:

- a) The Association Board may reserve the Shelter for events as needed.
- b) Lake Santee clubs and organizations may reserve the Shelter for Board approved events.
- c) Members in good standing may reserve the Shelter for approved activities.
- d) The Shelter is not available to the general public, unless approved by the Board of Directors.

17.2 ACTIVITIES PERMITTED

- a) All activities shall be conducted in compliance with all applicable federal, state and local laws, as well as within the Rules and Regulations of the Association.
- b) Any activity judged by the Board to be destructive to the facilities or to be improper shall not be permitted.
- c) The Board of Directors reserves the right to refuse any individual, club, or organization the right to use the Shelter.
- d) Any activity at which food, drink, or other items are offered for sale, or at which admission or cover charges are contemplated must have prior approval of the Board.

17.3 FACILITIES AVAILABLE

- a) The Shelter is rectangular 28' wide x 60' long in size, or 1,680 square feet.
- b) Handicap accessible restrooms are available within the Beach restroom.

17.4 HOURS

- a) Sunday through Thursday: all activities shall cease prior to 10:00 p.m. (cleanup may continue quietly).
- b) Friday and Saturday: All activities shall cease prior to 12:00 midnight (cleanup may continue quietly).
- c) The hours may be extended by the Board of Directors for special functions.

17.5 FEES & DEPOSITS

- a) All functions of the Association, their designated committees, and Lake Santee clubs and organizations may be permitted without charge, unless special permit fees are required.
- b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit, plus any applicable permit or legally required fees.
- c) Daytime functions of more than three hours duration and concluding prior to

- 6:00 p.m. shall be charged \$115.00 rental and \$115.00 damage deposit, plus any applicable permit or legally required fees.
- d) Functions beginning after 6:00 p.m. of more than three hours duration shall be charged \$125.00 rental and \$125.00 damage deposit, plus any applicable permit or legally required fees.
 - e) Functions running through the afternoon and continuing past 6:00 p.m. shall be charged \$175.00 rental and \$175.00 damage deposit plus any applicable permit or legally required fees.
 - f) All monies shall be collected by personnel in the Lake Santee Office.
 - g) Damage deposit will be refunded within 48 hours of function, but not until the facilities have been thoroughly inspected. Deposit will have to be picked up at the Lake Santee Office or received by mail as requested.
 - h) If inspection reveals incomplete cleanup including outside trash containers, and time allows, renter will be contacted for immediate follow up action. Otherwise, cleanup will be completed by lake personnel who will be paid with all or part of the damage deposit as necessary.
 - i) If inspection reveals damage exceeding normal wear and tear, renter will be contacted to discuss and view damage. All or part of the damage deposit will be applied to replace items or repair items damaged as deemed necessary by the Lake Office personnel or the Board.

17.6 SCHEDULING

- a) All scheduling shall be done by personnel in the Lake Santee Office during regular office hours.
- b) A calendar of events and reservations will be available in the office.
- c) The Association Board, and Lake Santee clubs, and organizations may schedule the Shelter up to one year in advance.
- d) Members may reserve the Shelter up to six months in advance.
- e) A contract must be completed and signed at the time a reservation is made requiring a rental fee. A copy of the contract and rules will be provided to the renter.
- f) The rental fee is due at the time of contract signing and the damage deposit is due 48 hours prior to the approved event.
- g) Full refunds of advance rental will be given for cancellations made fourteen (14) days or more prior to the date reserved. Within the fourteen days of the reserved date, refunds will be given only when cancellation is due to uncontrollable circumstances. The decision to refund is to be made by the Lake Santee personnel or the Board.

17.7 DECORATING

- a) No nails, staples, tacks, or tape are to be used on walls, ceilings, or trim.
- b) No open flames will be used in or around the Shelter
- c) If scheduling permits, decorating may be done in advance of reservation time.

17.8 CLEANUP

- a) The Shelter and surrounding area shall be thoroughly cleaned. The cleanliness of each should meet or surpass the conditions prior to use.
- b) The area surrounding the Shelter must be policed for litter resulting from the function.
- c) All trash must be removed prior to leaving the area of the Shelter, and disposed of by persons in charge.
- d) Final cleanup may be completed by the following morning if prior approval is received, no other events are scheduled and cleanup is completed by 10:00 am.
- e) Trash bags and cleaning supplies are the responsibility of the renter.
- f) Follow the prepared checklist when cleaning.

17.9 EQUIPMENT USAGE

- a) Tables, chairs, and other equipment shall not be removed from the community room for use in connection with the Shelter.

17.10 GENERAL PROVISIONS

- a) Shelter hours require the presence of a responsible adult supervisor.
- b) The member scheduling the rental function must attend that function.
- c) No minors will be permitted without adult supervision.
- d) If the user/renter needs equipment at the Shelter for an event that requires delivery by vehicle to the site, such vehicles may be driven to the site for unloading and loading if the condition of the site is favorable. All vehicles must be returned to the parking lot or a designated area after unloading or loading. Unloading or loading at the site should be kept as short as possible, however, in no case be longer than two (2) hours. Site conditions will be determined prior to any event by the Lake office.
- e) Any member misusing the Shelter or allowing misuse of the Shelter shall be denied future use of the facilities for a period to be determined by the Board.

17.11 ENFORCEMENT OF THE SHELTER RULES & REGULATIONS

- a) Enforcement is the primary responsibility of the sponsoring organization or member.
- b) Enforcement may be by any Board Member, Lake Santee employee, Lake Santee Security, or member of the office staff
- c) Where punitive action is deemed necessary by any of the above or the Association Board of Directors, enforcement shall be as provided for in the Association By-laws, under RULES, REGULATIONS AND LEGAL COMMITTEE.

A motion was made by Carol Goodwin to accept the rule as read with a second provided by Shannon Gibbs, motion carried. Carol Goodwin then asked for a motion to waive the third reading and move forward with the rule addition. Angel Hocker provided a second, motion carried.

Carol then presented a rule change and the first reading of Rule 2.9 (f).

2.9 – Motorized Carts

f.) Motorized carts operated after dark will be inspected annually and must be with the following functional safety devices: two (2) white headlights, one (1) on each front corner, two (2) red taillights one (1) on each rear corners, reflectors on each side, turn signals, brake lights, white or amber cautionary light visible 360 degrees. Front, rear, and cautionary lights must be visible under normal conditions for a minimum of 500 feet.

A motion was made by Carol Goodwin to accept the rule change as read. Steve Gauck provided a second, motion carried. The second reading of rule 2.9 (f) will take place at the October 10th meeting. Carol did mention the reason for adjusting this rule is the white lights are becoming more standard on new golf carts as well as being easier to obtain.

Carol recommended a new rule to section 7 (Fishing) of the existing rules. She then proceeded with the first reading of rule 7.13.

7.13 – Fishing

Introduction of outside species is strictly prohibited unless authorized in writing by Board of Directors. Violators will be subject to fines and loss of Lake Santee privileges.

Carol asked for a motion to accept rule 7.13 as read with Bill Ryle providing a second, motion carried. The second reading of the new proposed rule 7.13 will take place at the October 10th meeting.

Carol stated that the office has received interest in members being able to store RV's and campers on their property. She stated that the board is aware of the interest and will review the current rules and regulations regarding RV's and campers.

Recreation – Shannon Gibbs

Shannon gave a brief report of upcoming recreation activities.

September 22nd – Drive in movie with Moonstruck playing
September 30th – Last Bass Tournament of the summer
October 27th – Trick or Treat and Trunk or Treat

Lakes & Beaches – Randy Ostendorf

In Randy's absence Brittany read Randy's report. She stated that the Silt & Sedimentation committee is still reviewing the proposals for a dam inspection. The small project at lot 288 came in under budget and the plugs have been planted along with some birdhouses installed on the posts. The hope is these plantings will assist with filtration and water coming into that area of the lake.

Brittany showed the audience a map from Aquatic Control that gave the depths of the lake. President Doug Lecher stated that this map should assist with future dredging projects. The fish survey will be completed by Aquatic Control on October 8th starting at dawn.

It is again being recommended that the lake be lowered at least 5ft. By lowering it at least 5ft we should hopefully be able to have a gizzard shad kill again to help eliminate more of the population in the lake. Carol asked for a motion to approve lowering the lake based on the normal schedule by at least 5ft, Bill Ryle provided a second. Motion carried.

Membership – Angel Hocker

Angel presented the following new members:

- Lot 405 John & Marilyn Logan
- Lot 1053 Nicholas & Sarah Markey
- Lot 1000 Daryl & Marcia Kurtz
- Lot 1563-1564 Lacy & Marcia Adaway
- Lot 375 Barbara & Todd James
- Lot 135 Heather & Michael Neuner
- Lot 139 Drew & Joni Pringle
- Lot 118 George & Norma Daubenmerkl
- Lot 1419 Joe & Lynette Justice
- Lot 363-364 Robert & Jessica Barker

Community Room Committee – Angel Hocker

Angel stated that all of the normal clubs activities hosted events in the Community Room during the month of August.

Building Committee – Steve Gauck

The following building permits were issued in August:

- | | | |
|-----------------|----------------------------|----------------------|
| • Lot 1417-1418 | Albert Day | Porch roof-Metal |
| • Lot 1027 | Dewayne & Mary O’Sullivan | Mini barn |
| • Lot 599 | Jim & Gayle Bryant | Deck Roof |
| • Lot 1526 | Patrick & Sharon Morrissey | Outbuilding Addition |
| • Lot 53-54 | Kenneth & Angela Dilkes | Outbuilding |
| • Lot 617 | Abby Stewart | Culvert |
| • Lot 1338 | John & Sharon Kobeske | Roof & Gutters |
| • Lot 147 | John Brandenburg | Dock |
| • Lot 1558 | Andy Utz | Outbuilding |
| • Lot 1349 | Bob Hurm | Dock |

- Lot 591 Carmine Dilanardo Detached Garage
- Lot 583 Todd Pieczonka Dwelling

Clean Up – Steve Gauck

Steve presented the following items from the Clean-Up Committee:

- Courtesy letter – 23
- Watch – 18
- Removed from watch list - 6
- 2nd Letter - 1
- Continued fines – 1
- 2nd Letter (establishing fine October 1st) – 1
- Thank you letter – 4
- Thank you letter (continued effort required) - 3

Roads & Maintenance – Polly Ann Fox

Brittany gave the maintenance report in Polly’s absence. The maintenance crew completed the following in August:

- Added more millings to Itawamba and Pueblo Trails.
- Completed one new mailbox cluster and started on four other clusters.
- Filled pot holes and graded stone roads.
- Replaced broken posts on county road cables.
- Repaired two water leaks and replaced five sewer pumps.

Previously it was approved to pave 1.5 miles of Santee Drive. The following areas will receive paving in the first half of October with paving to be completed in one day:

- Lots 230-284 (near Itawamba Trail)
- Lots 4-298 (Stop sign – Marina)
- Lots 845-1030 (Starting at 845 and will continue until 1.5 miles has been reached)

Brittany asked for approval to purchase 260 additional tons of gravel (not crushed stone) to be placed on the roads along with approval to have the office/restaurant parking lot seal coated and rubber the cracks. The gravel cost is \$5,018 with the rubber cracks to be filled this fall with seal coating to be completed in the spring for \$1,800. Carl Goodwin made the motion to accept as presented with Angel Hocker providing a second, motion carried.

Brittany also added that one of the lignin tanks currently used at the maintenance building has some cracks and we will need to look for a replacement tank.

Security – Bill Ryle

Bill Ryle read the security report that will be published in the Smoke Signals. He stated that Security has been very busy this past month. The new cameras have been installed and the staff will be trained on reviewing the footage in the next week. He thanked the staff for their continued hard work.

OLD BUSINESS

No old business to discuss.

NEW BUSINESS

Investment Changes

President Lecher stated that two of the CD's currently held by the POA have matured, each with a value of \$25,000. He asked the board to approve the renewal of one of the CD's for \$25,000 with Edward Jones. He also recommended that the board move the Raymond James Investments to Edward Jones to allow for all investments to be with one company. After the funds have been moved we will make a decision on the second \$25,000 CD that has matured as well as how to invest the combined funds. Carol Goodwin provided a motion to accept President Lecher's recommendation with Shannon Gibbs providing a second, motion carried.

Women's Club

Shannon Gibbs asked for a motion on behalf of the Women's Club as they are requesting permission to sponsor some exercise programs at no charge to members in the Community Room. Carol Goodwin provided a second, motion carried.

MANAGER'S REPORT

Brittany stated that if you are not currently in a mailbox cluster but would like to be in one to please contact the office. The fee is \$20 to purchase the mailbox. She also added that she is adding two sections to the Smoke Signals – Dock Talk and Lake Life. Both sections will contain notes from Brittany as well as information that may be useful.

Heavy Trash will be October 6th – 14th. The office now has a new part-time employee, Fae Cutrufelli. Please stop in and welcome Fae to the staff.

There being no further business, Carol Goodwin moved to adjourn, seconded by Bill Ryle, motion carried. The next regular meeting will be held on October 10, 2018 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary