

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 13, 2019

The Lake Santee Property Owners Association Board of Directors met on November 13, 2019 in the Community Room. President Shannon Gibbs presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Angel Hocker, Bill Ryle, Autumn Hurm, Mike Manlick, and Andy Laudick. Employees present were: Fae Cutrufelli (172), Rick Crawford (1482), Mike Cutrufelli (172), and John Lecher. Members present were: Scott Gibbs (352), Michael Dora (550), Rick Johnson (543), Joe Trimpe (278), Sandy McLean (589), Clair & Nancy Fredrickson (348), Pam Kachur (577), Claude & Shirley Livesay (530), Vicki Wilson (510), Kevin Choate (440), Nathan & Beth Walsman (1568), Clay Kellerman (561), Ginger Ryle (579), Tom & Cathy Berish (556), Matt & Richele Griffin (1486), Kyle & Betsy Kennelly (906), Tony & Connie Adelman (198), Dick & Judy Veach (1384), Tom & Jodi DePalma (218), Paul Gosnell (1147), Steve & Donna Knight (108), Teresa Veach (548), John Sedlak (106), and Beth Jones-Topmiller (25).

At this time the regular scheduled meeting was suspended to allow an opportunity for the Decatur County REMC representative to speak with members in regards to the tree removal process in the right-of-way area. Decatur County REMC CEO Brett Abplanalp spoke in regards to reliability, safety, and sustainability of our electricity. In the last 12 months, looking at data from Lake Santee it was determined that the majority our outages were caused by down trees (55.5%), vehicles and machinery (12.7%), and animals (6.2%). This does not include blinks, as the system does not recognize them. Based on the study completed in 2016, REMC will be spending 1.2 – 1.4 million on tree clearing. Ultimately, once the right-of-way areas have been cleared the reliability of our electricity should increase and lower the outages. Brett touched on safety being a key factor for both the lineman and homeowners.

Once the meeting resumed, President Gibbs introduced our new Lake Manager, John Lecher. She then went on to say we received Doug Lecher's resignation on 10/13/19. On November 10th the Board of Directors held a planning meeting and at that time elected Autumn Hurm to the vacant position. There were seven board members present and Autumn was unanimously elected.

President Gibbs called for a review of the minutes of the October 9, 2019 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 review.

Stephanie then presented the following bills to the Board for approval:

Accudoc Urgent Care	\$	35.00	Murphy Insurance	\$	6,462.00
Best Way Disposal	\$	1,171.75	New Point Stone	\$	2,249.06
Best Way Disposal HT	\$	553.76	Premier Companies	\$	2,050.67

Cardinal Pest Control	\$	85.00	R B S K	\$	62.50
Cardmember Service	\$	268.17	Solutions Bookkeeping	\$	95.00
Crawford, Rick	\$	35.00	Stone's Farm Service	\$	586.85
Decatur Co. REMC	\$	1,095.33	Stone's Napa, Inc.	\$	217.44
DISA Gobal	\$	61.50	Summit Microsystems	\$	50.00
ETC	\$	927.27	The Office Shop	\$	68.50
Justus, Richard	\$	195.00	Top's Home Center	\$	74.87
Lake Santee Marina	\$	350.00	Trade & Industrial	\$	214.00
Lake Santee RWWD	\$	463.68	Whitlock's Pressure Wash	\$	390.00
Lake, Tony	\$	250.00	Wickens & Wickens	\$	2,175.00
Bills Paid Prior:					
Best Way Disposal	\$	1,078.65	Decatur Co Sheriff	\$	12.00
Colonial Life	\$	101.54	Decatur Co Treasurer	\$	1,773.35
Crawford, Rick	\$	35.00	Purchase Power	\$	108.99
Crossman Fire & Safety	\$	1,118.99	Tim Lecher	\$	950.54
Decatur Co REMC	\$	1,141.52	Total Disbursements:	\$	26,552.93

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.

- Rick Johnson spoke on behalf of the Clarksburg Volunteer Fire Department and stated there was a fire this morning and he asked that everyone please keep the family in their thoughts and prayers. He thanked the POA for helping by providing sand for the roadway to help keep the water runoff from freezing. Rick went on to thank the Bryants Golf Cart runs for their donations, as they will be able to purchase an additional floating backboard. Rick showed the audience a File for Life to keep on your fridge for each family member; he stated this emergency information helps if there is a call to your home as it provides some of your medical information. Rick also mentioned the green address markers and the Knox box.
- Fae Cutrufelli thanked Carol Goodwin for all of her help volunteering in the office while we were down a manager. She stated it was extremely nice to have a seasoned and experienced businesswoman in the office with high standards.
- A member in the audience stated their family loves the new pickle ball court.
- A member in the audience asked about the contract mowing and how do they know what gets mowed, thinks there is issues with checks and balances and lots being missed.
 - John Lecher responded by saying our contract mower typically will go around with the manager or maintenance so he know which lots are getting mowed. He marks the ones completed on a map for billing. If you were billed in error please

notify the office, as we all know the numbering system is a little odd in our subdivision.

- A member asked if the POA had spoken to the lawyer as mentioned last month.
 - President Gibbs stated this would be brought up in Old Business.
- A member suggested everyone check their address with Google Maps as it recently took four tries for a delivery.
- A member in the audience stated she is the only one who goes to the LS RWWD board meetings and suggested others attend. She asked that the POA Board and RWWD Board work together as what one does affects the other. She went on to state that if the RWWD starts selling properties this would cause changes to our eco system. She suggested we contact state officials for their input/knowledge on eco systems and a possible presentation. In the member's opinion, the land currently owned by the RWWD and POA should never be sold. The member stated that we also need to watch if culverts are being changed on the county roads around the subdivision, as this can be points of entry for drainage issues.

CORRESPONDENCE

John Lecher reported that we had no new correspondence to share.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol stated that in regards to the proposed rule 5.6 we would postpone the reading until the December 11th meeting. This will give the working committee formed by Nathan Walsman a chance to gather information and see if they can come up with a recommendation. She made a motion to postpone the third reading until December and it was seconded by Angel Hocker, motion carried.

Carol then went on to read the 3rd and final reading of rule 4.19.

Rule 4.19

Dangerous, negligent and/or reckless operation of boats shall not be permitted. This means operating a watercraft in a manner that consciously, willfully and wantonly creates a substantial and unjustifiable risk to safety or persons or property in, upon or along the waters of Lake Santee. This involves gross deviation from the standard of care that a reasonable operator of a watercraft should observe under the circumstance.

This was the third reading of rule 4.19, Carol Goodwin made a motion to accept as read with Bill Ryle providing a second, motion carried. Carol stated we would look at further rule changes at a later date.

Recreation – Andy Laudick

Andy reported that The Dam 5k Thanksgiving Day Race would take place on the morning of Thanksgiving. He also added that Breakfast with Santa would be on December 14th with the Kiwanis Club providing a free will offering breakfast. Andy has started working on the schedule for the 2020 summer events.

Lakes & Beaches – Randy Ostendorf

In Randy's absence President Gibbs gave a brief report stating that Brandon reported the lake is officially down 13 inches so far.

Membership – Angel Hocker

Angel presented the following new members:

- Lot 78 Matthew & Megan Brewer
- Lot 563 Stephen & Karen Gagliardi
- Lot 1336 Roger Hobbs
- Lot 894 Thomas & Luz Dingley
- Lots 472-475 Brook & Amy Flynn
- Lots 388-389 James & Kimberly Fox

Community Room Committee – Angel Hocker

Angel reported the normal events for the month of October.

Building Committee – Bill Ryle

The following building permits were issued in September:

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|---------------|----------------------------------|-----------------------|
| • Lot 139 | Drew Pringle | Boat Dock |
| • Lot 858 | Joellyn Hartley | Boat Dock |
| • Lot 210-211 | Joe & Theresa Harlan | Outbuilding |
| • Lot 503-504 | Jennifer Asher & Charles Sellers | Ditch/Drainage Tile |
| • Lot 200-201 | Craig & Jennifer Stilwell | Addition and Deck |
| • Lot 496 | Ron Stryzinski | Culvert/Drainage Tile |
| • Lot 202 | Rebecca Hurst | Replace Deck |
| • Lot 623 | Doug & Lauren Stenger | Driveway Culvert |
| • Lot 851 | Dave & Gina Julien | Driveway Culvert |
| • Lot 335 | Kevin Krulewitch | Windows/Enclose Porch |

Clean Up – Bill Ryle

Bill reported that the final water cruise has been completed. He looks for the committee to be out either later this month or in December.

Roads & Maintenance – Autumn Hurm

This was Autumn's first month taking over Roads & Maintenance. She stated that she will be meeting with Brandon and talking with Polly Fox and Doug Lecher to get up to speed on things. Last month it was brought up to consider doing an apron at the blacktop/gravel road edges and she said we could review this during the budget cycle. We received three quotes to replace one of the heating/cooling units in the Community Room. Autumn made a motion to approve the estimate of \$1,295 for a new unit from Wallpe Heating & Cooling to purchase and have installed in the Community Room. Carol Goodwin seconded the motion, motion carried.

Security – Mike Manlick

Mike stated that Security is still looking to hire a part time individual. Mike is working on creating a Security Committee, if you have experience in something like this please contact Mike. They will be working with the team to create rule awareness and ensuring rules are applied on a consistent basis. Mike also welcomed Security's newest employee, Logan Schumacher.

OLD BUSINESS

Bridge at Dam - President Gibbs stated we have received the report back from FPBH on the bridge inspection. The report provides feedback on what needs repaired and also suggested contractors. We will work to get this reviewed and get completed.

Membership Restrictions – President Gibbs stated she has spoken with the POA's attorney about this topic along with our attorney having a conversation with the local prosecutor. Under his recommendation there is a section of our By-Laws that would allow for the Board of Directors to revoke/suspend membership rights if warranted. We will continue to speak with our attorney on this topic as needed but at this time a rule will not be created for this specific instance.

NEW BUSINESS

Gorilla Goals – In early summer before the court renovation was decided the POA purchased two Gorilla Goals to replace the goals on the basketball courts. With the renovation a different goal was needed and we still have these brand new in box. It was determined that the best option would be to try and sell the goals to recoup some of the funds. It was stated that goals were purchased for \$1,199 + tax from Amazon. A motion was made by Mike Manlick to sell the goals for \$995 with Andy Laudick seconding the motion, motion carried. We have two goals available that would make a great Christmas present. Please contact the office if you are interested.

Restaurant Lease – The lease with Dockside is up for renewal and they have asked to sign another years lease. Carol Goodwin made a motion to extend the current lease for another year with Angel Hocker seconding, motion carried.

Christmas Bazaar at Dockside – Dockside would like to hold a Christmas Bazaar inside the restaurant on November 23rd. This would be considered a special event and Angel Hocker requested a motion to allow the bazaar with Carol Goodwin seconding, motion carried.

MANAGER'S REPORT

John Lecher thanked the Board of Directors for giving him this opportunity. He stated he looks forward to working with everyone. If you have an opportunity please stop in as John is open to hearing your concerns and suggestions.

There being no further business, Stephanie Peetz moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on December 11, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary