

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 9, 2020

The Lake Santee Property Owners Association Board of Directors met on September 9, 2020 in the Community Room. President Carol Goodwin presided and called the meeting to order at 7:30 PM. Other Directors present were Shannon Gibbs, Stephanie Peetz, Steve Knight, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Andy Laudick. Employees present were John Lecher and Rick Crawford (1482). Members present were: Donna Knight (108) Maurie Goodwin (285), Phyllis Schilling (97), Dawn Moore (808), Rosemary Kinnett (889), Jim & Gayle Bryant (599), Tom & Jodi DePalma (218), Vicki Wilson (510), Dave Julien (581), Tim & Lisa Deno (1354), Jenni & Brad Hanna (206), Nancy & Clair Fredrickson (348), Polly Fox (881), Betsy Kennelly (906), Nathan & Beth Walsman (1568), and Paul Gosnell (1147)

President Goodwin called for a review of the minutes of the August 12, 2020 meeting. The minutes were approved on a motion by Gina Julien, seconded by Andy Laudick, 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:

Acra Auto	\$	475.08	Lake Santee RWWD	\$	587.76
Alerding CPA Group	\$	499.00	Lecher, John	\$	147.18
Best Way Disposal	\$	1,099.47	LSPOA – Petty Cash	\$	136.90
Cardinal Pest Control	\$	90.00	Meyer, Bernard	\$	3,253.30
Cardmember Service	\$	1,303.88	Premier Companies	\$	806.04
Colonial Life	\$	149.62	Purchase Power	\$	179.30
Crawford, Rick	\$	35.00	Stone's Farm Service	\$	130.49
Dec Co Recorder	\$	75.00	Stone's Napa, Inc.	\$	13.31
Dec Co REMC	\$	1,277.79	Summit Microsystems, Inc.	\$	50.00
ETC	\$	983.05	The Office Shop	\$	55.49
Hoeing Supply, Inc.	\$	41.19	Tops Home Center	\$	87.11
Lake Santee Boosters	\$	95.00	Vinyl Solutions Unlimited	\$	4.42
			Total	\$	11,575.38
<i>Bills Paid Prior</i>					
Crawford, Rick	\$	151.03	Litmer, Brandon	\$	48.06
Justus, Richard	\$	151.03	IN Dept of Revenue	\$	178.89
Koehne, Abraham	\$	34.33	Greenfield Signs & Lighting	\$	674.62
Lake, Tony	\$	192.22	Total Prior	\$	1,540.02
Lecher, John	\$	109.84	Grand Total:	\$	13,115.40

After presentation, the bills were approved for payment on a motion by Shannon Gibbs, seconded by Steve Knight, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member thanked everyone for supporting the North Gate Project, the Lake Santee Farmers Markets, and the Optimist Club (flags at entrance). The member invited everyone to join a group of neighbors on Friday, September 11th at 7PM at the beach for a patriot boat parade.
- A member in the audience was present to address a concern with a stray dog issue. The member is asking for Security and the Board to look at our current dog policy and to ensure the kennel down at Maintenance is safe for dogs to stay in when needed. This member has helped in the past in catching dogs along with fostering them until Animal Control could pick up the dog.
 - Mike Manlick (Security Committee), Rick Crawford, and John Lecher will work to form a plan..
- Two members in the audience are concerned with a dog that is continuously barking.
- A member thanked all of the new and current board members. As a wake boat owner, he stated that it seemed the new rule with wake surfing restrictions seemed to go pretty seamless this season. As the forming member of the focus group last year he stated he hadn't heard any complaints on the rule. He did state that if any future issues arise that he would be happy to assist with being a part of the solution.
- A member in the audience stated she enjoyed the fireworks on Saturday of Labor Day weekend.

President Goodwin did address the audience by stating we had started conducting our executive session during COVID-19 via a conference call to reduce the amount of time everyone was in the same room. She thanked everyone for their patience and understanding until it is fully safe for us to be in the same room.

CORRESPONDENCE

John Lecher presented the following pieces of correspondence he received in the past month from members.

- 8/10 – Received an email containing a video from a member requesting that the lake consider access lot 279 for new rip rap and/or some type of remediation of the silt and storm run-off in this cove. John informed the member that we would review this inlet as we continue our research of silt and sedimentation entry points.
- 8/14 – Received a phone call from a member stating they witnessed dangerous boating activity the previous evening. The incident involved a speed boat that had a passenger jump overboard and then the boat circled many times. The passenger then hung from the side while the boat was in motion without a life jacket. John informed the member that Security had pulled the boat over and the driver stated they would park the boat. A citation was written. John called and spoke to the boat owner. The owner did admit to the incident with John informing the boat owner that any additional boating violations would jeopardize their boating privileges.

- 8/17 – Received a phone call from a member about the previous boating incident. The member confirmed the details and John informed the member that the boat owner was contacted.
- 8/28 – Received a phone call from a member about trash and a piano at a lot. The member also reported a solicitation from Hawx Pest Control. John contacted the manager of Hawx and informed him that we are a private community and solicitation is not allowed.
- 8/31 – Received a phone call from a member stating that a driver in a small grey 2 door car brushed her dress with the mirror while she was walking with her grandchildren. She reported the incident to Security. John informed the member he would follow up with Security. The incident occurred at Pueblo and Santee Dr.
- 9/3 – Received a call from a member that Maintenance had scalped his ditch, leaving mow lines and tracks. John met with the member to review and has asked Maintenance not to mow the ditch in the future.
- 9/4 – Received emails from two separate members about continuous dog barking at the same member's lot. This has been a repeat problem with this dog. John spoke to the member again.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs

Shannon stated she had nothing to report at this time.

Recreation – Steve Knight

Steve stated the Car Show would be held on September 26th. At this time he is expecting 20 cars and some golf carts. He thanked two local businesses whom have agreed to sponsor, Scheibler Design Build and Tree City Properties, Inc. Steve is looking at the 2021 calendar and if you have any suggestions on what you would like to see in 2021 please let him know.

Lakes & Beaches – Gina Julien

Gina stated as mentioned last month, we are in the process of collecting bids for the boat ramp repair. Additionally, our structural engineer for the dam had previously recommended placement of shot rock for base and dam shoreline protection. Both projects need to be completed when the lake is lowered. Gina requested a motion to lower the lake up to the maximum allowed in rule 13.10, which is 5 feet 9 inches, Bill Ryle seconded the motion, motion carried.

Gina provided a reminder that the Purdue Extension recommends lawn fertilization be completed in the fall rather than spring. With spring rains, fertilizing applications wash nitrogen and phosphorus into the lake, which feed algae blooms and reduce water quality. So, if you plan to fertilize your lawn, please do so this fall.

Gina stated that she would like to thank the previous silt/water quality committee chaired by Scott Gibbs and members: Dick Veach, Greg Yazel, Craig Duncan, John Lecher and Doug Lecher. They have worked diligently over the last several years to identify possible solutions for silt/sedimentation and water quality issues.

- Lot 569 Doug & Chris Laker
- Lot 1457 John Pokrywka
- Lot 614 Patricia & David Porter

Andy stated that in 2019 we expelled a member and they are now in good standing with the POA and would like to have their membership reinstated. Andy Laudick made a motion to reinstate the expelled membership with Gina Julien providing a second, motion carried.

Community Room Committee – Andy Laudick

Andy stated that there was nothing to report this month.

Building Committee – Ryan King

The following building permits were issued in August:

- Steve Alverson 900 Addition
- Jason Friddle 419 Addition
- Alverson-Winkler 898-900 Boat Dock
- Tim Deno 1354 Detached Garage
- John Ewbank 160 Re-Shingle
- Jim & Holly Petro 343 Boat Dock
- Larry Kiernan 562 Swimming Pool

Clean Up – Ryan King

Ryan stated the committee is looking to do a tour both on the road and water in early October. Ryan asked the members to get things cleaned-up and pretty.

Roads & Maintenance – Bill Ryle

Bill stated that the summer maintenance around the subdivision is still on going. Bill will be working with Brandon to consider any possible equipment needs for next years budget as well as any special road projects.

Security – Mike Manlick

Mike thanked Dawn Moore for her concern with dogs and how a stray dog is handled. He reminded everyone to ensure your dog has the lot number and a phone number on their collar. We don't want to mistake a stray for a member's beloved dog. Mike will be working with Security to review how the dog policy is currently handled and what we can do to improve it.

Mike and his Security sub-committee reviewed speeding issues, safety issues, and how they can help the Security team in an effective manner. John Lecher, our Lake Manager, has become an honorary security team member and has assisted Rick with patrolling for speeders. Don't forget – If you see something, say something.

OLD BUSINESS

President Goodwin stated there was no old business to report.

NEW BUSINESS

Pickleball Club – Tim Deno presented to the Board of Directors a request to form a Pickleball Club at Lake Santee. Currently individuals have been using the courts at least four days a week in a group fashion. The amount of members participating is quickly growing. The Club will focus on education and training along with becoming a more organized with the increased popularity. By-laws for the group was provided to the Directors for review prior to the meeting. With their being no further questions Mike Manlick made a motion to accept the new club, with Gina Julien providing a second, motion carried. President Goodwin thanked Polly Fox for all of her hard work with the layout of the courts as well as Ed & Mary Fox for their instructional training. There is lots of great enthusiasm with the Pickleballer's.

Finance the balance of the North Gate Landscaping and Drainage Project – John Lecher asked the Board to approve a balance not to exceed \$5,000 as we continue to collect donations to finish the North Gate project. He stated the final payment on the project would not be until next May, but if we could approve now this would allow for Jackson's Nursery to start on the project. The project is located on lots owned by the Lake Santee RWWD and Jackson's Nursery is also providing a donation. A motion was made by Stephanie Peetz to accept John's recommendation with Steve Knight providing a second, motion carried.

MANAGER'S REPORT

John asked for Board approval to allow one of our Maintenance employees to switch from full time to part time starting in November. Mike Manlick made a motion to accept this request with Bill Ryle seconding, motion carried.

John asked for Board approval to pay \$500 to Summit Microsystems, Inc. to pay for a discovery process on upgrades needed to our website as well as our wants. With the discovery they will build a scope of work which would allow us to bid out our website to help compare apples to apples. With that scope of work we can either go with Summit Microsystems who does operate our current site or seek other parties. President Goodwin stated that we do have the benefit of having current members with some technology background. Shannon Gibbs made a motion to move forward with Andy Laudick seconding, motion carried.

There being no further business, Mike Manlick moved to adjourn, seconded by Steve Knight, motion carried. The next regular meeting will be held on October 14, 2020 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the October 14, 2020 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary