

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 11, 2017

The Lake Santee Property Owners Association Board of Directors met on January 11, 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, Vicki Wilson, David Martin via phone, Carol Goodwin, Polly Ann Fox and Mike Cutrufelli. Employees present were Brad Jones, Joe Jarman (92), Jim Hornig (668), and Brandon Litmer. Members present were Claude and Shirley Livesay (530), Rick Johnson (543), Clair and Nancy Fredrickson (348), Ronda Peetz (941), Maurie Goodwin (894), Jane Newburn (1370), John & Charm Seright (121), Paul Gosnell (1147).

President Day called for a review of the minutes of the December 14, 2016 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Mike Cutrufelli.

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:

Apparelmaster	\$ 173.52	Larry Niehoff	\$ 175.00
Best Way Disposal	\$ 709.27	Pitney Bowes	\$ 183.33
Cardinal Pest Control	\$ 45.00	Rydin Decal	\$ 2,902.29
Cardmember Service	\$ 1,449.33	Scheidler Brothers	\$ 386.94
Colonial Life	\$ 239.25	Stone's Napa	\$ 89.49
E T C	\$ 790.48	Summit Microsystems	\$ 50.00
Frontier	\$ 194.21	The office Shop	\$ 37.32
Gillman Home Center	\$ 161.57	The Sea Shack (sec/dep)	\$ 2,000.00
Carol Goodwin	\$ 83.55	W.A. Jones Equipment	\$ 620.60
Greensburg Decatur Chamber	\$ 125.00	Wallpe's Feed & Supply	\$ 44.94
Hoeing Supply Inc.	\$ 420.00	Watkins Cleaning Services	\$ 350.00
Brad Jones	\$ 154.34	Wickens & Wickens	\$ 3,227.50
Kings Asphalt	\$ 7,725.00	Premier Companies	\$ 1,042.87
Lake Santee RWWD	\$ 672.21		
Levensteins Abbey Carpet	\$ 101.16	TOTAL:	\$ 24,449.14
New Point Stone Co.	\$ 294.97		

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

MEMBER INTRODUCTIONS AND COMMENTS

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

Charm Seright (121) – The Marsha Lay Winter Bird count will hold an informational meeting in the community room on February 1, 2017 at 7:00PM. The bird count will happen February 10-14th.

CORRESPONDENCE

No correspondence was presented during the meeting.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Nothing to report at this time.

Recreation – Carol Goodwin

Please note a date change for the Easter Egg Hunt. The new date will be **April 15th**.

A motion was made by Carol Goodwin to accept the 2017 Team Bass Tournament schedule as presented along with the 2017 Recreation Calendar. The motion was seconded by Angel Hocker, motion passed.

Lakes & Beaches – David Martin

Dave called in as he was out of town and reported that he is continuing to work on the dredging project with Scott Thomas of Thomas Docks. The lake has provided a signed contract at this time.

Membership – Vicki Wilson

Vicki presented the following new members:

- Tim & Andrea Niendenthal Lots 124,512,461,247
- Mike & Leslie Pies Lot 604
- Gregory & Amy Ewing Lot 157

Community Room Committee – Vicki Wilson

Vicki reported the regular monthly meetings were held in the community room.

Building Committee – Steve Gauck

In Steve's absence Brad gave the report.

The following building permits were issued in December:

- Jeff & Patty Boucher, Lot 276 Roof over ½ of existing dock
- Ryan & Holly King, Lot 142 Room Addition (approved Jan 11th)

Clean Up – Steve Gauck

In Steve's absence, Brad stated the committee sent out 3-first letters, 1-second letter, 3-third letters, 1-fine, and 1-"Thank You" letter. Five homes are on the watch list.

Roads & Maintenance – Polly Fox

Polly stated that the maintenance team did some sprucing up of the restaurant prior to the new restaurant opening. During the winter months the maintenance team does some repairs and maintenance to the equipment. This month no new mailbox clusters were added but they hope to complete a few more in January if the weather permits. Snow removal was completed. The maintenance team tries to time snow removal the best they can with the snowfall.

Security – Mike Cutrufelli

Mike started by thanking the security team for their hard work. He welcomed Dean back from medical leave and thanked Mike Ostendorf for helping in Dean's absence. Mike read the security report that is published in the Smoke Signals.

Joe Jarman from Security asked to speak briefly in regards to some complaints from members in regards to a dog that is barking while the owners appear to be away. Joe asked that a letter to be sent to the homeowners as a last warning before a third ticket be issued.

Security is doing winter checks on homes for residence that are away. If you would like for your home to be added to the checklist please contact the office with the dates you will be gone. The Security team will walk around the exterior of your home looking for anything unusual. There is no fee for this service.

OLD BUSINESS

No old business at this time, however, a member asked if a solution had been reached with King's Asphalt with the areas they had fixed. Ron said that we have paid for 2 of the 3 sections. These were patches placed on Santee Drive. King's came back to try and fix it, however, Brandon Litmer did add that he was not completely satisfied and would have them come back once the weather warms up to see what can be done. It is believed that the transitions were not wide enough to adjust for the changes in the roadway. Members have noticed the rougher ride on these areas of Santee Drive.

NEW BUSINESS

Booster Club Presentation by Paul Gosnell and Nancy Fredrickson

The Booster Club asked for approval to continue the project they started last summer to enhance the appearance of the Office/Restaurant/Community Room building and improve the safety for all of our members. Their proposal is to finish the deck outside of the restaurant. Vinyl Solutions completed the railing last summer paid for by the Booster Club. The project would be to put down new flooring on the deck and stairs including re-enforcement of the stairs and closing the backside of the steps. The material should last 25 years and the only maintenance will be an occasional power wash. Samples were passed around to the audience and Board. The flooring will be a brown color, however, the exact shade has not been picked out just yet. Vinyl Solutions will again complete the work. Ron asked for a motion to approve the Booster Club's proposal to finish the decking, motion by Carol Goodwin and seconded by Polly Ann Fox.

The project is expected to be completed end of March or first part of April and should take a week.

On behalf of the Board, Ron presented Paul Gosnell, Nancy Fredrickson, and Clair Fredrickson with a plaque for appreciation of service to Lake Santee.

Nancy thanked the lake for their continued support of the Smoke Signals/Booster Club. The money for these projects comes from the ads placed in the Smoke Signals. Nancy asked if you do business with one of our advertisers please let them know you saw their name in the Smoke Signals. If you do business with someone who is not currently advertising please encourage him or her to advertise. Extra copies can be picked up at the Lake Office, both restaurants, or from Nancy or Paul.

Security Boat

The board will be seeking approval to purchase a 2017 Polar Kraft 18ft center console boat along with an Evinrude 115 HP motor from Lake Santee Marina. It was determined that the old motor would be underpowered for the new boat and it will be traded in. The prior boat is no longer considered safe as it is cracking again. In the best interest of the members a new boat is needed for safety reasons. The purchase price will be \$23,438 after credit for trading the old boat and motor. Current equipment will be moved from the old boat.

A motion was made by Dave Martin to purchase the boat and motor and was seconded by Mike Cutrufelli. Motion passed. The funds will be moved from the equipment set aside account when the boat arrives.

Approval of Annual Budget

The budget for 2017 has been completed and will address some of the issues with the roads and dredging.

The board has proposed the following increases for 2017:

- Boat Slips -\$275; \$25 increase from 2016
- Motorized Boats - \$60; \$10 increase from 2016
- Non-Motorized Boats - \$20; \$5 increase from 2016
- Golf Carts - \$35; \$15 increase from 2016

Items receiving **No increase:**

- Dues/Assessments - \$630
- Paddle Boards - \$15

With notes to the 2017 Budget, a contract has been signed with Thomas Docks to start dredging in the spring in the fishing inlet. The plan for roads is to pave the north entrance and complete some rejuvenation from where it was stopped last year on the east side of the lake around to Taas Trail on the north end of the lake. There is not currently a plan for millings at this time. Gravel will be placed where needed on the gravel roads.

Ron reminded the audience that with the current expectations to keep the lake beautiful including the water, roads, and provide all of the current services that increases are needed.

Carol Goodwin added that her and Polly Ann Fox are chairing a Planning Committee to help determine what the lake needs and wants in the future. She feels that a lot of what is determined there will dictate what happens with assessments in the future.

A member brought up the dredging and his understanding of where it was being started and why aren't we starting where we left off the last time it was dredged and going south towards the bridge. Dave responded to the question, by stating Scott Thomas of Thomas Docks and he did a lot of wading in the north end of the lake with fish sonar type equipment to determine the best area to start. It was determined to start as far away from the bridge that we could afford to start and work our way towards the bridge. It was noted that they could still see some of the pockets from the previous dredging. We will be paying \$42 a wet cubic yard removed. The area for dredging could be adjusted slightly based on the need once they start and will work towards the bridge. We are also going to need to look at ways to reduce the sediment coming into the lake.

The board has submitted the above budget with increases. Ron requested a motion to approve the 2017 budget. Motion by Polly Ann Fox and seconded by Mike Cutrufelli, motion passed.

Approval of 2017 Management agreement

The Board was presented with the Management Agreement that is held between Lake Santee RWWD and Lake Santee POA. The board reviewed the Management Agreement and had no questions. Ron requested a motion to approve the management agreement. Motion by Mike Cutrufelli and seconded by Carol Goodwin; motion passed.

Write Offs

Brad presented two write-offs on properties that were sold at tax sale in 2015. The first one is for \$2,305.30 and the second one is for \$3,142.14. The fees are from dues and assessments, mowing, and delinquent fees. He will still attempt to collect, however, he is highly doubtful we would receive the money. Ron requested a motion to approve the write offs. Motion by Carol Goodwin and seconded by Polly Ann Fox; motion passed.

Additional comment from member – Charm Seright wanted to thank the Board, specifically Ron and Steve on their work with the pollinator project along with the approval from the Board.

MANAGER'S REPORT

Brad requested a motion be made to transfer \$50,000 from the money market account to the checking account if needed until the dues and assessments arrive. It is possible we will need these funds to pay upcoming bills. The funds would then be replaced mid April once Dues/Assessments have been received. A motion was made by Angel Hocker and seconded by Vicki Wilson; motion passed.

Brad noted that \$75 had been redeemed in cash back on the credit card. The money will go towards the credit card bill.

With Debbie's upcoming retirement, interviews were held with Brad and the Executive Board for a replacement. Michelle Deaton was hired and will start on January 23rd. Debbie will train Michelle until her official retirement date.

As always, check the website and Facebook page for updates.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on February 8, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary