

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 14, 2018

The Lake Santee Property Owners Association Board of Directors met on March 14, 2018 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Stephanie Peetz, David Martin, Carol Goodwin, Polly Ann Fox, Wade Amos, and Shannon Gibbs. Employees present were Brad Jones, Jim Hornig (668), and Mike Cutrufelli (172). Members present were: Clair & Nancy Fredrickson (348), Paul Gosnell (1147), Claude & Shirley Livesay (530), Dick Veach (1384), Maurie Goodwin (894), Rick Johnson (543), Du McKinley (11), Scott Gibbs (352), James and Lisa Byrd (1636), Todd Byrd (476), Greg & Annette Coffin (634), Vicki Wilson (510), and Dave & Gina Julien (118).

The Board of Directors filled the vacant position on the board. Shannon Gibbs will be taking over Community Room & Membership at the April meeting.

President Lecher called for a review of the minutes of the February 14, 2018 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Polly Ann Fox.

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:

Alerding CPA Group	\$ 275.00	Hot Mix Inc.	\$ 1,026.10
Aquatic Control	\$35,802.23	Brad Jones	\$ 188.69
Aramark Uniform	\$ 252.45	Kings Asphalt	\$ 300.00
Best Way Disposal	\$ 514.14	Lake Santee RWWD	\$ 442.31
Cardinal Pest Control	\$ 45.00	Murphy Insurance Agency	\$ 9,083.00
Cardmember Service	\$ 107.60	New Point Stone Co.	\$ 1,272.54
Colonial Life	\$ 101.54	Pitney Bowes	\$ 552.99
Crossman Fire & Safety Inc.	\$ 207.50	Premier Companies	\$ 2,716.66
RBSK (prior to meeting)	\$ 84.00	RBSK	\$ 55.00
REMC	\$ 1,378.16	Summit Microsystems	\$ 50.00
ETC	\$ 381.93	The Office Shop	\$ 44.50
Carol Goodwin	\$ 1,256.93	Tim Lecher	\$ 825.42
Greensburg Tool & Supply	\$ 40.34	Tops Home Center	\$ 25.65
Hoeing Supply Inc.	\$ 26.79	TOTAL	\$57,056.47

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member asked when the updated map of the lake would be completed. Brad stated that it was still being worked on.
- A member asked everyone be reminded that you can not burn plastic/trash in the subdivision.

CORRESPONDENCE

Brad Jones provided the Board and audience with the following pieces of correspondence from the month:

- There was a thank you note from a member thanking Security for going above and beyond with helping change a flat tire.
- Cincinnati Insurance will be doing their annual audit on March 21st.
- Joe Jarman has provided his letter of resignation effective March 10th.
- A letter was received with one of the boating exams stating that at first he didn't understand why an exam would be included until he was unsure of an answer and had to pull out the rules. The letter then stated that it was a nice reminder on the boating rules.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

In Angel's absence Doug stated that there was nothing to report for Rules & Regulations at this time.

Recreation – Carol Goodwin

Carol started by saying she is still in need of volunteers to help with this summer's upcoming activities.

- Porch Fest – June 2nd at lot 1387 (Bill Collings)
This is a way to get to know your neighbors. All you need to do is share your porch or yard. No refreshments needed. Still looking for volunteers for other dates see Smoke Signal Calendar for dates.

- Easter Egg Hunt will be held on March 31st. Candy or money donations are still needed.
- Euchre & Bridge starts on April 5th
- Trivia is being held at Dockside with Bill Collings hosting. Bill added that he is going to try and do theme nights. (This is not a Lake sponsored recreation activity). Du McKinley challenged everyone to come try and beat him at trivia.

Lakes & Beaches – David Martin

Dave stated he did not have much to report this month but his sub-committee for Silt & Sedimentation met the previous night.

Membership – Polly Ann Fox

Polly presented the following new members:

- Lot 1294-1296 Brittany Green & Josh Deaton
- Lot 1466 Tony & Jill McLaughlin
- Lot 4 Matthew Munchel
- Lot 1424 James Owens
- Lot 612-615 Joe & Casi Ford
- Lot 1061 Delbert & Vicki Frazier
- Lot 1645 Bruce Bryan

Community Room Committee – Polly Ann Fox

Polly stated the normal monthly meetings were held in the Community Room and there were two scheduled rentals for March. At next month's meeting Shannon Gibbs will be taking over Membership and Community Room.

Building Committee – Steve Gauck

In Steve's absence Brad gave the report. The following building permits were issued in February:

- | | | |
|------------|---------------------|--------------------------------------------------------------------------------|
| • Lot 316 | Tonya Muckerheide | House & Garage Roof – pending |
| • Lot 909 | Dale Thomas | Remove old dock, new dock, rip rap shoreline; replace siding, soffit & windows |
| • Lot 574 | Ron & Maria Winters | New House w/ Metal Roof |
| • Lot 1578 | Matthew Ruehl | Boat Dock |
| • Lot 354 | Charles Dieckmann | Boat Dock |

Clean Up – Steve Gauck

In Steve's absence Brad gave the clean up report. He stated that we are currently fining two properties and sent out one thank you letter. The committee will be out the end of

March for the next tour. A member in the audience asked that contractors be reminded a dumpster is required for properties under construction.

Roads & Maintenance – Polly Ann Fox

Polly stated that maintenance has been working on potholes and grading the gravel roads. The new shelter house is ready to have the trusses set. Polly added that it was brought to the Board's attention that we were missing a state permit for the shelter house but it would not hold up construction and we would obtain the required permit.

A resignation notice was received from Jesse Baughman in Maintenance and his last day will be March 23rd. We will be looking to fill that vacancy very soon. We will also be starting to look for summer help.

Security – Wade Amos

Wade stated we have a current need for additional security personnel. The position is posted for either a full time or part-time. We have received a few applications but will keep the posting up for a little bit longer. If you or someone you know is interested in the opening please contact the office for an application.

Security Cameras

The board has been looking to upgrade/replace the security cameras located around the community with the possibility of adding additional cameras. Wade presented three bids for the board's review. Each bid contained the installation of cameras at multiple locations and the laying of fiber optic infrastructure along with a monthly point to point internet contract that would vary depending on the total number of locations with cameras

Bid 1 (ETC) – equipment for 5 locations \$14,059.45 with monthly internet contract of \$527.75. This bid also contained 3 additional optional locations, which would put the total at \$15,488.20 for equipment and adjusts the monthly internet contract to \$698.60. Equipment fee would include the recording system and hard drives.

Bid 2 (Nelson Alarm Company) – equipment for 4 locations (bid for north gate was not provided) \$20,080. In addition to the equipment cost ETC would need to do fiber optic infrastructure for \$9,100 and would have a monthly internet fee of \$527.75. Total equipment/infrastructure cost would be \$29,180.

Bid 3 (Multiguard) - equipment for 5 locations \$29,129.00. In addition to the equipment cost ETC would need to do fiber optic infrastructure for \$9,100 and would have a monthly internet fee of \$527.75. Total equipment/infrastructure cost would be \$38,229.

The board determined ETC would by far be the best option based on price. There was some discussion from the board and audience members in regards to the overall costs and the number of cameras/locations needed. After a motion was not made it was determined the Board would continue to review and look for the best option in regards to our membership wants and needs.

OLD BUSINESS

No old business at this time.

NEW BUSINESS

Gate Guards/Beach Attendants

President Doug Lecher presented the following proposed hours for summer gate guards/beach attendants

Gate

Saturday & Sunday 12:00pm-7:00pm

Holidays 10:00am-7:00pm or 12:00pm-7:00pm

Beach

Monday-Friday 1:00pm-7:00pm

Saturday & Sunday 10:am-7:00pm

Holidays 10:00am-7:00pm

A motion was made by Carol Goodwin to accept the above hours as presented and staying within the allocated budget. A second was provided by Polly Ann Fox. Motion carried. As always, hours are contingent upon the weather.

MANAGER'S REPORT

Brad stated that Dues & Assessments will be past due starting April 1st. The office has started Saturday hours again for the summer months and will be open 9:00am-3:00pm. As always, check the website and Facebook page for up to date information.

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

Respectfully submitted,

Stephanie Peetz, Secretary