

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 11, 2019

The Lake Santee Property Owners Association Board of Directors met on August 14, 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, Randy Ostendorf, Andy Laudick, Doug Lecher, Mike Manlick and Bill Ryle. Employees present were: Rick Crawford (1482) and Mike Cutrufelli (172). Members present were: Terri & Buddy Suiters (1416), Dan Archiable (252), Albert Day (1418), Pete & Kathy Gray (193), Tony & Connie Adelman (199), Judy & Dick Veach (1584), Tom & Jodi DePalma (218), Beth Gray (106), Lisa Deno (1354), Rob & Janet Stoffel (1366), Rodney Schmidt (791), Claude & Shirley Livesay (530), Mary Tapke (278), Joe & Carol Trimpe (278), Pam Kachur (577), Leon Crowe (817), Paul Gosnell (1147), Betsy & Kyle Kennelly (906), Polly Fox (881), Steve Alverson (238), Dave Whiteside (266), Dave & Gina Julien (891), Bill & Joyce Meyer (939), Larry & Anna Kiernan (562), Kevin Choate (440), Clay & Liz Kellerman (561), Nathan & Beth Walsman (1568), Brian Desserich (607), Doug Stenger (625), Jason Kuck (624), Bob & Autumn Hurm (1349), Clair & Nancy Fredrickson (348), Charlie Hocker (936), Chris Ehrhard (915), Tom Eberle (914), Scott Gibbs (352), Vicki Wilson (510), Ryan Kennelly (941), Mark Good (855), and Dave Roa (1383).

President Shannon Gibbs called for a review of the minutes of the August 14, 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:

Aquatic Control	\$60.00	Lake Santee RWWD	\$488.09
Alerding	\$3,280.00	Levinsteins	\$400.00
Anthem	\$2,706.48	Metlife	\$259.65
Cardinal Pest Control	\$45.00	Meyer, Bernard	\$3,600.17
Cardmember Services	\$61.00	New Point Stone Co	\$2,146.68
Colonial Life	\$101.54	Purchase Power	\$417.98
Rick Crawford	\$35.00	RBSK	\$309.09
Rick Crawford	\$22.65	Solutions	\$95.00
Decatur REMC	\$1,407.75	Scheidler Brothers	\$148.84
DISA Global	\$123.00	Stone's Farm Service, Inc.	\$259.43
Dyna-Pak Corp	\$1,376.00	Stone's NAPA	\$284.67
Dwight Stevens	\$500.00	Summit Microsystems	\$50.00

ETC	\$972.02	The Office Shop	\$131.32
Greensburg Tool & Supply	\$68.53	Tim Lecher Farm Service	\$126.09
Hoeing Supply	\$1.81	Tops Home Center	\$33.61
Justus, Richard	\$233.82	Trent Moss	\$400.00
Kendall Electric	\$79.08	Lake Santee Booster Club	\$30.00
Lake Santee POA Petty Cash	\$182.05	Premier Companies	\$1845.05
Lake Santee Marina	\$285.26		
Lake Santee RWWD	\$544.08	Total Disbursements:	\$23,110.74

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Bill Ryle, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Mary Tapke on behalf of the Lake Santee Women’s Club presented the Board of Directors with a check for \$10,000 to be used on the sports courts that are currently being remodeled. She thanked all those who participated in the auction for their continued support as they collected more than previous auctions this year.
- A member in the audience asked what was being done in regards to a firearm being discharged in the subdivision.
 - Rick Crawford from Security responded that they have no visual confirmation that it’s a firearm being discharged. However, he would discuss with the Board further and involve the Sherriff’s Department if needed.
- Polly Fox thanked the Women’s Club for their generous donation. Polly and her husband, Terry, graciously volunteered to still be involved in the redesign of the sports courts after Polly’s term on the Board of Directors ended. She gave a quick update on the status of the courts with the estimated completion to be in the next couple of weeks. Three of the five coatings are down. She will get with Doug and suggest that the Sand Volleyball court be completed in the spring.
- A member in the audience thanked the board for their action with an issue from the prior months meeting.
- Terri Suiters, also thanked all of the individuals involved in making the Women’s Club auction a success.
- A member in the audience wanted to confirm the Board of Directors received his email and what action was taking place on rule 5.6.
 - A Director responded that this discussion would take place under the Rules & Regulations section of the meeting.

CORRESPONDENCE

There was no correspondence to present.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol stated to the audience that the Rules Committee is made up of 4 board members along with two non-board members. Since the non-board members are volunteers and not elected Carol is hesitant to name them although those members are free to name themselves if they wish.

President Gibbs further clarified that the By-Laws state the Rules Committee is made up of three current board members. Periodically the By-Laws call for a review of the current rules. This is the process we've been going through and Carol recruited a few other members in good standing of the community to participate. The committee has been going through this process for a while now and has diligently been reviewing the rules. Shannon also added that as members you are more than welcome to lobby to us about your concerns and suggestions on rules.

Carol then read the following rules to be voted on by the Board of Directors:

Rule 4.1

Rule 4.1 Only one boat of each type available is allowed on the Lake per membership. For example, only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. In addition, the member may have a canoe, rowboat, paddleboat, raft, etc. The length of speed, deck, bass and fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. No watercraft with sleeping or on-board toilet facilities will be permitted.

- a) Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to 6 paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.
- b) Any deck boat measuring up to 22.5 feet that has a valid title on file on the LSPOA office before December 1, 2019 shall be grandfathered against the rule stating the length of deck boats. Such deck boats may be transferred to any other member in good standing and considered to be grandfathered for the duration of the life of the boat while a valid title is on file in the LSPOA office and properly stickered each year. If a boat goes without a current stick for a year it will no longer be grandfathered by this rule.

This was the second reading of Rule 4.1, Carol Goodwin made a motion to accept as read with Angel Hocker providing a second, motion carried. The third and final reading of this rule will take place at the October meeting. There was clarification as the rule previously stated October 1st and has been moved to December 1st since we did not read the rule last month to make it fair.

Rule 4.19

Dangerous, negligent and/or reckless operation of boats may be grounds for the Board suspending membership privileges to the member. 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 first reading of this rule with Carol Goodwin providing a motion to accept the rule as read with Bill Ryle providing a second, motion carried. The second reading will take place at the October meeting. This rule was modeled from another lake and it should help with the general safety on our lake.

A member in the audience stated the rule seems pretty subjective. President Gibbs did state that ultimately it would be Security's call. We will make sure the security staff is trained and is able to make those decisions. If there were an issue it would ultimately come to the board for a decision.

Rule 4.12

No person shall operate a power craft within or through the shore zone or any cove at a speed greater than 5 miles per hour or a speed that creates a wake. The shore zone means that water area of a uniform width of 100 feet lying parallel and contiguous to the shoreline. The dam shall be considered a shoreline. **No wake is defined as the lowest speed possible to maintain headway and navigation. A rule of thumb is that the wake of a boat should not move moored watercraft or other floating objects.**

This was the second reading of rule 4.12 with Carol Goodwin making a motion to accept the rule as read with Doug Lecher providing a second, motion carried. With their being no discussion Carol then asked to accept this as the third reading with Doug Lecher providing a second, motion carried. The idea for this rule was modeled from another lake and we felt the addition would help clarify no wake as we are seeing issues following this rule.

There were some questions and/or concerns from the audience with some trouble enforcing this rule. It was brought up that unfortunately Security cannot be everywhere at once. If you see boats not following this rule please try to get their lot number or a description and call security at the time of the incident and provide their location. We do realize that some boats do not have the proper size of lot numbers and aren't contrasting. We will look at the best way to educate boaters on these rules in the spring.

Rule 12.2

Building permits issued by the Association are required for houses, garages, outbuildings, additions, roofing, re-siding, swimming pools, fences fencing, docks, decks, communication dishes larger than 36", culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and any other structure. Additionally, building permits are required for landscaping which may grow to a height taller than 48" and hardscape which is taller than 48". Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and it specifies the documents and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction, to insure compliance.

The adjustment to rule 12.2 had a goal to not block views of the lake or nature and to keep trees out of the power lines. After much discussion by the audience and the board it was determined to send this rule back to committee for further review.

Rule 12.23

Construction sites must maintain a silt fence to keep dirt from eroding onto the road or other properties and into the lake or other waterways in accordance with the proper county ordinance.

Carol Goodwin made a motion to accept the amended rule as read. Randy Ostendorf seconded it, motion carried. Carol explained that this rule was recently created, however, it was determined we needed to clarify further. The second reading will take place at the October meeting.

Rule 12.24

Any concrete waste or residue must be contained in a leak proof container and disposed of properly. No concrete is to be left on the ground or any other surface not originally intended for the concrete. No concrete is to be buried in the ground on Association property.

Carol Goodwin made a motion to accept the new rule as read with Bill Ryle providing a second, motion carried. The second reading will take place at the October meeting.

Rule 11.1

The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. No tent-like structures are allowed on Association property, including but not limited to canopies, tail-gate tents, beach tents, cabanas, pop-up tents or any other similar structure, with or without sides attached. Board approval is needed for any special occasion (i.e. wedding reception). The structure cannot have any side attached and must be securely fastened to the ground or other stable structure so that it cannot be upturned or moved from its original location.

Carol Goodwin made a motion to accept the new rule as read with Bill Ryle providing a second, motion carried. The second reading will take place at the October meeting.

Rule 5.6 – Water Sports (Skiing)

Wake surfing will not be allowed from 11am to 4pm on weekends and holidays. Wake surfing will only be allowed in the area from the dam northward to the second cove north of the main beach on the west side. This area will be designated by specific buoys marking the northern most border. While wake surfing, boats must stay 250 feet off the shoreline at all times. Wake surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake.

President Gibbs stated that this topic has brought up much discussion on wakeboarding and wake surfing. The Board of Directors has collected information such as magazine articles and wake responsible flyers. She then provided some details on membership and the amount of registered motorized boats. From a membership perspective in 1981 we had 944 members, in 1992 we had 838 members, and total the membership today is 772. The number of members has not increased, but actually decreased, as more people own multiple lots today than previously.

From a boat perspective the number of motorized boats has also decreased. In 2002 we had 706 motorized boats, in 2009 we had 667 motorized boats, and as of today we have 615 motorized boats. The number of motorized boats has also decreased like membership. Although it feels like we may have more boats on the lake or maybe more people are using their boats at the same time, we do not have more motorized boats. Aquatic Control with their recent survey stated our lake is actually 238.5 acres.

When we look at the amount of boats and all of the information we have collected we know that there are parts of the lake that is shallow and parts of the lake that aren't very wide. Some parts of the lake are no more than 500 feet across. If we look at the information that's been provided and what we've been told about wake surfing and how much area it takes for the wake to dissipate, along with how far you need to stay off shore, there is just some areas of the lake that it's just not practical for the wake to dissipate on this size of a lake. We took all of this into consideration and looked at the widest and deepest part of the lake and determined that we would try and continue wake surfing on the lake in this specified area. The board is hopeful that this compromise will work for everyone.

This rule brought up much discussion from the audience with the following concerns and/or topics:

- Disappointed there is not a wake boat owner on the rules committee.

- Rules/restrictions could limit who purchases property at Lake Santee based on interests.
- Lack of restrictions for other types of boats or activities.
- Concern on location where surfing will be allowed.
- Possible consideration to not limit times before Memorial Day weekend and after Labor Day weekend as there isn't as much lake activity.
- Concern with the safety issues, for example boats pulling tubers with erratic driving.
- Prior meeting someone mentioned 3-5 foot wakes produced, believe this is more like 2 foot wakes.
- Is this more of a see how it goes rule or is it set in stone?
- Not sure how fair it is to target a specific group.
- Need to address safety issues as a whole and not just surfing.
- Lack of boater education on water (all types).
- Don't use a single swamped boat as a scale to create rules.
- Lack of reported injuries with wake boats, more injuries on golf carts.

Carol Goodwin made a motion to accept the rule as read with Bill Ryle providing a second. This rule was brought to a roll call vote with the following voting in favor – Andy Laudick, Doug Lecher, Mike Manlick, Randy Ostendorf, and Bill Ryle. Voting against the proposed rule were Carol Goodwin, Angel Hocker, and Stephanie Peetz. The vote passed 5-3. The second reading will take place at the October meeting.

Recreation – Andy Laudick

Andy stated that we've officially had our last two bands for the summer months. He wanted to remind everyone that on October 26th we will have Trick or Treat along with Trunk or Treat. Andy asked for a motion to once again allow the Decatur County Hospital Foundation permission to have their Thanksgiving Day 5k run with Carol Goodwin seconding, motion carried. Paul Gosnell from the audience stated that the Booster Club would once again sponsor the Belairs on August 1st, 2020.

Lakes & Beaches – Randy Ostendorf

Randy stated that last week 5,000 new lake residents arrived. He apologized to Angel for not catching their addresses. This consisted of 4,000 large mouth bass and 1,000 hybrid striped bass. He requested a motion to approve lowering the lake on October 15th to the maximum of 5 feet 9 inches as allowed by the rules with Angel Hocker seconding, motion carried. This should hopefully allow for dock and seawall repairs. A member in the audience asked if the board would consider next year allowing members who live on the main body to place buoys out 100 feet from their shoreline. The board will talk about this, however, it could create some issues as well with boat traffic.

Membership – Angel Hocker

Angel presented the following new members:

- Lots 31 & 32 Tina Peterson & Bryan Hiatt
- Lot 1232 Sinisa Glumac
- Lot 869 Logan Schumacher & Marin Wingham
- Lot 603, 602 ½ Ian & Kari Rickerby
- Lot 1129 James Jr. & Linda Cord

Community Room Committee – Angel Hocker

Angel stated the normal activities occurred in the Community Room during the month of August.

Building Committee – Bill Ryle

The following building permits were issued in AUGUST:

- | | | | |
|----------------|-------------------------|-------------------|----------|
| • Lot 1604 | Robert Gerdts | Detached Garage | Approved |
| • Lot 1279 | Dave & Janice Pickett | Home | Approved |
| • Lot 355 | Bob Jennings | Dock Extension | Approved |
| • Lot 548 | Richard & Teresa Veach | Privacy Fence | Approved |
| • Lot 1232 | Sinisa Glumac | Driveway/Culverts | Approved |
| • Lots 801&802 | Philip & Jennifer Haehl | Boat Dock/Lift | Approved |
| • Lot 784 | George & Julie Peck | Driveway/Culvert | Approved |

Clean Up – Bill Ryle

Bill stated he went on his first round with the Clean Up Committee and members seem to be doing a good job of cleaning up. Four letters were sent out in August.

Roads & Maintenance – Doug Lecher

As Polly Fox mentioned in the member comments section the sports courts renovations will be completed soon. The Maintenance crew has been working on one road where there has been an issue. They've finished the work and added new gravel along with Lignin to this area. Mowing is still taking a large amount of time. There have been some questions about the underside of the beach umbrellas, Doug will follow up with Brandon when Brandon is back in the office to find out additional information..

Security – Mike Manlick

Mike asked for funds to purchase new tires for the Security Jeep as we've had some issues with the current tires failing. We've received two quotes and will be getting a third quote soon with the lowest quote currently at \$600. Mike made a motion to purchase new tires for the Security Jeep with the cost being no more than \$600 with Carol Goodwin seconding, motion carried.

Mike stated Security is starting a See Something Say Something campaign in the upcoming Smoke Signals. Since Security can only be in one spot at a time it's very important to give them a call when you see something unsafe or that needs attention. Both the Jeep and boat numbers will be in the Smoke Signals. Mike is also getting together a committee that has a law enforcement background to gather ideas. Mike did say Security is trying to be on the water during the core busy times. He does not have the hours spent on the water broken out from the normal Jeep hours.

As a reminder please make sure your pets have tags on them to assist Security in knowing where they belong if they were to get lost.

OLD BUSINESS

No old business to discuss.

NEW BUSINESS

Tax Sale – President Gibbs stated that there are nine Lake Santee lots up for tax sale on September 12. Carol Goodwin and Randy Ostendorf will be going to the sale. A motion was made to spend no more than \$800 per lot by Carol Goodwin and seconded by Doug Lecher.

A member in the audience suggested the Board of Directors consider purchasing the three lots for sale at the main entrance.

MANAGER'S REPORT

In absence of a Lake Manager, President Gibbs asked Carol Goodwin if there were any updates from the office. Carol stated with our recent trash bag order they printed the bags upside down but we did receive a discount on them for this error.

There being no further business, Doug Lecher moved to adjourn, seconded by Randy Ostendorf, motion carried. The next regular meeting will be held on October 9, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary