

Lake Santee Property Owners Association
Annual Meeting Minutes
August 11, 2019

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 11, 2019 at 2:00 PM in the Community Room. The meeting was called to order by President Doug Lecher. Other board members present were Stephanie Peetz, Steve Gauck, Carol Goodwin, Polly Ann Fox, Shannon Gibbs, Angel Hocker, Bill Ryle and Randy Ostendorf.

President Lecher provided an opening statement welcoming everyone to the annual meeting of the Lake Santee Property Owners Association. He stated, we are gathered here today as specified in the Bylaws to conduct the annual business of electing officers and hear some highlights from each of the committee members as well as to hear feedback from members.

Our community is based on three governing documents that have served us well for the past 50+ years: Land Deed Restrictions, By-Laws and Rules and Regulations. Last fall we met in a strategy session and decided to try and make a large effort to ensure these are up to date. This is the reason for the changes and additions to the rules and regulations. President Lecher explained the steps required to change each of the document types.

President Lecher went on to say that we have continued investing in the community where we can, by improving security with the installation of several newer security cameras, upgrading equipment and by purchasing lot 64 at the front of the subdivision. Lot 64 included commercial business rights that could have had an impact on the entire community. We also made adjustments in wages and vacation policies to bring our employee benefits in line with the market.

A little over a year and a half ago the Board of Directors began a new direction. We are once again facing more changes due to the resignation of our lake manager. We have formed a hiring committee comprising of a mix of board members and community members and they have begun reviewing and updating the previous process to hire a Lake Manager. We look forward to having the hiring process completed but have not set a specific timeline since our focus is on finding the right person for the position.

As with any community it takes many groups working together for all to be successful and we did set up guidelines to allow for new events to take place like The 10 C Youth Days and the Farmers Market which were both great initial events.

President Lecher also thanked the Booster Club for the new playground equipment in both locations. We appreciate their generosity in purchasing this equipment and a big thank you to the maintenance crew for assembling it for us.

President Lecher asked Stephanie Peetz to read the prior annual meeting minutes from August 12, 2018. The prior meeting minutes were approved with a small correction to a date on a motion by Polly Ann Fox and seconded by Angel Hocker. Motion carried.

Mike Staton with Alerding CPA Group presented financial statements to the members for the past fiscal year ending February 2018 as compiled by Alerding CPA Group.

Committee Reports

Rules & Regulations – Carol Goodwin

Carol stated the rules and regulations have been reviewed. Over the last year several new rules were added along with some changes to others. She stated while we are not trying to be “rule happy” we are trying to be pro-active. The rule changes and additions are nearing completion as a whole and the next step is to review the by-laws for possible changes.

Carol stated the following topics were brought to her attention by members: tents, golf carts, boating, boat lengths and types, signage at the beach, inflatables in the swimming area of the beach, RV's and campers, vehicles, trailers, boats lacking stickers or inoperable, silt fences, stop light on water, no wake criteria, non-member violations, campfires on POA property, paddle boards, kayaks, signage, fence heights, boat speaker noise, and water pollution from weed killers and lawn treatments.

Building Committee – Steve Gauck

Steve provided the following information: 76 building permits were issued of that 7 were for new homes.

Clean Up – Steve Gauck

Steve provided the following in regards to the clean up committee: 107 – courtesy letters, 21 – fines, and 22 – thank you letters were issued.

Recreation – Shannon Gibbs

Shannon reported that it had been a good recreation year! The holiday events were well attended this year in spite of the weather giving us a few challenges. We started with Trick or Treat / Truck or Treat which is always popular in October. Thanks to Tree City Properties for providing the breakfast for our Breakfast with Santa in December. Thank you to the many, many people who donated money, candy and their time to stuff the eggs for the Easter Egg Hunt in April. And there were A LOT of eggs! A big thank to Santa and the Easter Bunny for their special appearances.

Weather also gave us some challenges early this season for music in the amphitheater but we prevailed and were able to enjoy five great musical acts with two more scheduled later this summer. Thanks to First Financial Bank, the Booster Club, Tree City Properties and Walt Jerrell for their generosity in sponsoring music in the amphitheater this summer.

Decatur County Memorial Hospital was a welcome addition to our Independence Day Celebration this year. In addition to sponsoring the inflatables, they conducted blood pressure

checks and raffled off several items. We appreciate the support from Decatur County Memorial Hospital and look forward to having them as an active partner in our community!

There are a number of activities that take place around Lake Santee that provide our members with great opportunities. These activities – like the Youth Fishing Tournament, 10 C Youth Days, Euchre and Bridge, the Farmer’s Market, and Bass Fishing Tournaments – would not happen if it weren’t for the wonderful volunteers who are willing to devote their time to planning and executing these activities. A special thank you to everyone who has volunteered along the way to help make one of the many Lake Santee activities successful.

Shannon went on to thank her family members who didn’t realize they were “volun-told” to be recreation committee members this past year. She appreciated their help and patience.

Roads & Maintenance – Polly Ann Fox

Polly reported that in the last year we paved 2.25 miles of Santee Drive, changed from limestone on the parking lot and roads to #8 gravel with a total of 1,571 tons. This is a better quality stone and easier to grade with less dust.

Maintenance worked on some drainage issues in the spring and have many other areas that still need work. The mailbox project continues and was a lower priority over the last year. The sports court renovations on the tennis, basketball, pickle ball and beach volleyball is underway.

A plan has been put together for road maintenance for the next five years that will be passed on to the next chairperson including recommendations for paving, improving the milled roads and continued maintenance of the gravel roads.

Polly thanked the community and Board of Directors for allowing her to serve over the past six years. She stated it had been enlightening, interesting, at times stressful, but mostly fulfilling to play a part in the development and improvement of this community.

She especially wanted to recognize and thank the maintenance team members. They really do a fine job and are multi-talented, and is something we often take for granted. Because of their labor and skill set we do many projects and tasks that would cost a significant amount of money if we had to outsource that work. Thank you sincerely to Brandon, Tony, Rick, Abe and all of our part time and summer help.

Membership Committee – Angel Hocker

Angel reported from August 2018 to July 2019 Lake Santee received 50 new members. This number is down from last year’s number of 61 members, but is still consistent with most prior years.

Security – Bill Ryle

Bill thanked Rick Crawford and his team for a challenging year. The Security group was shorthanded for a good while. Mike Cutrufelli was welcomed back and a special thanks to Jim Hornig for helping out. Another guard was recently hired which puts us at a total of five.

In 2018 a total of 121 citations and warnings were given. So far in 2019 we have handed out 67 citations and warnings. A total of 14 new security cameras were installed along with a new security vehicle being purchased. The dog kennels were cleaned up for short term stays until Animal Control can arrive.

Bill reminded everyone to please keep common sense in mind. Common courtesy goes a long way on the water. The Lake is not getting any bigger, but the population is growing.

Lakes & Beaches – Randy Ostendorf

Randy reported that last fall Aquatic Control Inc. completed a standard fish survey. The results showed no real change from the prior surveys such as quantity, size, and species. Aquatic Control advised us that we should be stocking larger fish in the fall rather than fingerlings in the spring due to the survival rate. The new board will discuss the possibility of stocking this fall.

There were concerns raised about the possibility of the spillway eroding. We had Blood Hound LLC conduct a GPR (Ground Penetrating Radar) on the spillway and the results showed no voids. This is a huge blessing since we had no shortage of water this year. On the other hand we had so much water that we were unable to lower the lake to the desirable level making it impossible to work on docks, shorelines, or be able to place fish structures for the fingerlings to hide.

Tony Lake and the rest of our maintenance department built several wood duck boxes and placed them around the access lots. This was a great success for the wood duck population. The maintenance department also assembled and placed three new docks this year and the plan is for at least three more this coming year.

We have been experimenting by leaving some of the natural vegetation in watershed locations such as access lot 288. We are hoping this will slow down some of the silt coming into the lake keeping us from having to dredge as often. The silt and sediment committee have been meeting every month working on a plan to reduce the silt from entering the lake.

Community Room – Angel Hocker

Angel reported from August 2018 to July 2019 the community room was used 145 times, including rentals and the normal clubs and organizations that use the room routinely such as for board meetings and POA sponsored events.

Recognition of Clubs/Organizations

President Lecher gave an opportunity for the recognition of various clubs and organizations at Lake Santee. The following clubs had a member in the audience who briefly spoke.

Booster Club – Paul Gosnell spoke on behalf of the Booster Club. He stated the Smoke Signals continues to grow. It is also becoming more expensive to print and mail. He advised everyone to confirm your address with the office as they are charged an \$18 return fee for bad addresses. Nancy Fredrickson added to please share with local businesses that you saw their ad in the Smoke Signals. If you know someone who doesn't advertise please give them a copy and suggest they contact Nancy to advertise.

C.E.R.T – Mike Cutrufelli spoke on behalf of the C.E.R.T team. He stated they are always in need of volunteers. They meet the 3rd Wednesday at 6:30 usually at the E.O.C. office in Greensburg.

Women's Club – The annual auction was held the prior evening with the total coming in at \$8,700.

Election Committee Results

The election committee consisted of Nancy Fredrickson, Barb Powers, and Don Lamping. It took approximately six hours to count and tally the votes due to a great turnout. The requested quorum of 45 members was met by having 76 members represented at the meeting with four proxies for a total of 80 members. The results are as follows:

1st – Stephanie Peetz (214 votes)

2nd – Bill Ryle (175 votes)

3rd – Mike Manlick (143 votes)

All three will serve three-year terms.

4th place was tied with both Andy Laudick and Autumn Hurm receiving 123 votes. President Lecher gave them the option of a coin toss or discussion between the two of them on who would take the position. They elected to discuss with the position ultimately being filled by Andy Laudick.

Runners up were Steve Knight (118), Charlie Hocker (108), and Mike Waltermann (90).

Nancy stated there are 772 owners, 740 ballots were mailed, 324 ballots were returned along with 4 proxies returned and three ballots were voided.

President Lecher opened the meeting up to questions from the floor. The Board fielded comments and concerns from the audience with topics consisting of wake enhancing devices, rule enforcement, non members using our amenities, member vs. non member classification, trash, by-laws in regards to husband/wife, climate change, and roads. President Lecher then asked all newly elected Board Members present to stay and have a short organizational meeting with the existing members. He went on to thank Polly Ann Fox and Steve Gauck for their service on the board. Carol Goodwin adjourned the meeting on a motion, seconded by Angel Hocker, motion carried.

Respectfully submitted,
Stephanie Peetz, Secretary