

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**November 11, 2020**

The Lake Santee Property Owners Association Board of Directors met on November 11, 2020 via phone conference due to COVID-19 and Decatur County being at a red status. 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. Employee present was John Lecher.

President Goodwin called for a review of the minutes of the October 14, 2020 meeting. The minutes were approved on a motion by Shannon Gibbs, seconded by Mike Manlick, 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:

Alerding CPA Group	\$	1,415.00	Lecher, John	\$	158.54
Best Way Disposal	\$	1,041.84	Leising Excavating	\$	164.76
Best Way Disposal H T	\$	598.84	Municipal Electronics Division	\$	19.57
Cardinal Pest Control	\$	45.00	Murphy Insurance Agency	\$	6,822.00
Cardmember Service	\$	68.17	New Point Stone	\$	294.79
Clear Creek Fisheries	\$	11,235.00	Purchase Power	\$	108.99
Colonial Life	\$	224.43	RBSK	\$	62.50
Crossman Fire & Safety	\$	382.58	Shelby Tire & Auto	\$	35.31
Dec Co REMC	\$	1,214.48	Stone’s Farm Service	\$	196.91
Great Plains Comm	\$	933.28	Summit Microsystems	\$	50.00
Lake Santee Marina	\$	202.22	Tops Home Center	\$	99.46
Lake Santee RWW D	\$	556.10	Trade Industrial Supply	\$	214.00
Lecher Farm Service	\$	69.50	<b>Total</b>	<b>\$</b>	<b>26,213.27</b>
		<i>Bills Paid Prior</i>	-	Dec Co Treasurer	\$ 1,587.81
				<b>Grand Total</b>	<b>\$ 27,801.08</b>

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

**MEMBER INTRODUCTIONS AND COMMENTS**

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

Due to a closed phone conference there were no member introductions.

## **CORRESPONDENCE**

The following pieces of correspondence were read by John Lecher:

- 10/25 Received an email concerning taillight damage when loading and unloading their boat. Requested the Board consider extending the boat ramp. Gina informed the member that she would bring it up in the November Board meeting.
- 10/29 Received an email concerning drainage issue at lot 279. Gina informed the member that the Purdue Extension Office has reviewed some of our secondary inlets in the past and this one was not reviewed. We put it on the list of inlets to review in the future.
- 10/29 Received an email concerning a flag containing profanity and requested it to be removed. Security informed the member to remove it.
- 10/31 Received an email sharing that the member is in favor of extending and improving the boat ramp. John informed them that the message would be passed on to the Board.
- 11/3 Received an email requesting the Board consider adding security lights at the intersections of the gravel roads and Santee Drive for safety. The Board will review and identify locations of concern.
- 11/5 Received an email concerning extending the boat ramp and having damage to taillights. Additionally, asked about additional gravel for Pueblo Trail. John informed them that that the ramp extension would be discussed with the Board and he would have Maintenance review the road and see if additional gravel needs to be added prior to the Spring.
- 11/5 Received an email concerning extending the boat ramp and having boat damage last Spring. Additionally, commented that the Board needs to address dredging quickly. John informed them that the ramp extension would be discussed with the Board and that the dredging topic is a large concern. The priority is the silt/sedimentation pond and wetland system in the creek north of the lake. Once we reduce the silt coming in, we can make significant progress with dredging. We will have more detail on this project soon.
- 11/5 Received a phone call concerning follow up from a suspicious vehicle on 11/3. The member additionally, wants to express their displeasure with the goose hunt. They don't agree with killing the geese and have concern with the safety of the hunt. John informed them that we would pass on the vehicle information to the Decatur County Sherriff Department to see if this vehicle has any prior incidents. John also discussed the controlled goose hunt and the steps taken towards safety.
- 11/5 Received an email concerning non-operable vehicles on a neighboring property. John informed them that the Clean-up Committee would address the property.
- 11/5 Received an email stating that no one seems to have an interest in extending the boat ramp. John informed them that there has been interest in extending the boat ramp and it is currently being reviewed as we put together our Budget for next year. Current quotes range from \$10,000 to \$50,000.
- 11/5 Received 3 more emails and a text requesting the Board to extend the boat ramp. John informed them of the information given to the previous member.
- 11/5 Received an email thanking the Board for hearing the concerns of many members regarding the boat ramp extension. Additionally, the boat ramp extension

will allow for year-round boating and access for commercial equipment for upgrading personal and lake properties. John informed them that the correspondence would be shared with the Board and provided costs associated with the project.

- 11/6 Received an email inquiring about the goose hunt and its safety. John informed them that the Board approves a group of experienced hunters to hunt. They must have valid hunting licenses. Typically, employees and/or Board Members. The intent is to kill the resident geese, not migrating geese. Hunters shoot only when there is no danger in the background. Shots are taken from land to water, water (boat) to land, and boat to sky. Again, only when the shooter has a safe shot.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Shannon Gibbs**

Due to a virtual meeting Shannon stated she would postpone further reading of the two rules until we have an audience present.

### **Recreation – Steve Knight**

Steve started by requesting a motion to have the Christmas decorating contest on December 19<sup>th</sup>, with Mike Manlick providing a second, motion carried. As a reminder please call the office to sign up. Certificates will be given to the winners.

Steve asked for a motion for the Santa parade on December 12<sup>th</sup> to allow anyone who chooses to follow the Santa parade route in cars or golf cart, Gina Julien provided a second, motion carried. Steve also requested to purchase a new Santa suit at a maximum of \$250, however, the motion was amended to reflect John, Rick, and Steve would look at the Santa suit to determine if it needs replaced or cleaned. Mike Manlick provided a second on this motion, after further discussion we may consider purchasing a new one after Christmas but still in the current budget year, motion carried.

Steve stated that Paul Gosnell with the Booster Club asked for a July 24<sup>th</sup> as a tentative date to schedule the Belairs. Steve made a motion to accept this date with Shannon Gibbs provided a second but mentioned to make sure they take care of Security and the expenses that go along with it, motion carried.

Steve stated the Women's Club is considering a different date for annual auction as to not interfere with the POA's annual meeting. After discussion Steve was going to go back and discuss with Mary Tapke further as it seems in the past it's been the same weekend to gather more of a crowd.

The Dam Race is scheduled to take place on November 26<sup>th</sup>. John spoke with Dennis Fogle with the Hospital Foundation; currently they have 12 pre registrants and are asking if it's still acceptable to have the 5K. Steve made a motion to allow the Dam Race as long as they

follow current county guidelines and any requirements put in place by the Decatur County Board of Health, the motion was seconded by Ryan King, motion carried.

**Lakes & Beaches – Gina Julien**

Gina stated that in September requests on the silt/sedimentation project were sent to engineering firms and they would be meeting with one firm the following evening.

**Membership – Andy Laudick**

Andy presented the following new members:

- Lot 1662                      Rodney Hinson
- Lots 1113-1117            Barbara Columbus
- Lots 1401 & 1402        James & Melissa Debus
- Lots 1428-1430            Andrea Warren
- Lot 313                        Lance & Ronda Green
- Lots 1018-1019            Zachary & Daniella McCurdy
- Lots 1508-1510            Matthew & Rosalie Cronley
- Lots 1142-1144            Deborah Morrison
- Lots 1142-1144            John Foudray

**Community Room Committee – Andy Laudick**

Andy requested a motion to move the Book Club from the last Wednesday of the month to the last Monday of the month, with Shannon Gibbs providing a second, motion carried.

Bryant’s is requesting to have a Thanksgiving pitch-in with the main course provided along with plate service and use of the dining room. Side dishes are more than welcome. A motion was made by Andy to host a special event for the Thanksgiving, pending the county COVID-19 restrictions and guidelines be followed, and can be canceled if the county mandates as such. Mike Manlick provided a second, motion carried.

**Building Committee – Ryan King**

The following building permits were issued in October:

- Nathan & Beth Walsman            1568                      Garage Addition
- Dave & Janice Pickett                1279                      Deck
- John & Lacy Hunt                      912                        Re-shingle
- John & Lisa Clark                      1420-1422                Garage Addition
- Steve & Lisa Bridges                  1388                      Dock Replacement
- David & Patty Porter                  614                        Fence
- Kenneth & Lori Wagers                856                        Boat Dock
- John Saylor                              876                        Dwelling
- Jeff & Debra Haboush                536                        Dwelling
- Home O.P.T.I.O.N.S. LLC            981-982                  Replace Shingles

**Clean Up – Ryan King**

Ryan stated he had nothing to report at this time.

**Roads & Maintenance – Bill Ryle**

Bill stated regular maintenance is on going.

**Security – Mike Manlick**

Mike stated nothing much to report this month. The Lake is winding down with the colder temperatures. As a reminder if you see something say something, as we don't have as much traffic, be extra vigilant. If you do see something odd or unusual please give Security a call. As a reminder please watch your speed and be safe with bad weather coming over the next few months.

**OLD BUSINESS**

Nothing to report.

**NEW BUSINESS**

*Restaurant Lease* – Bryant's at the Beach requested to extend their lease from October 24<sup>th</sup> – April 25<sup>th</sup> and would be open on Saturday's and Sunday's. Shannon Gibbs made a motion to accept the contract with an option of a one month renewal, Ryan King provided a second, motion carried.

**MANAGER'S REPORT**

John stated that with the county going back to a red status the office would close to walk ins and go back to by appointment only. The regular business hours would remain. To keep our employees safe all payments would be received via the door slot and if necessary an appointment would be made for further needs.

John gave a big thank you to Brent and Jill Montgomery of Shelby Tire for donating new tires for the Security Jeep.

John stated the plantings were completed on the landscape and drainage project at the north end and we are still seeking donations. A special thank you to all who have donated.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Mike Manlick, motion carried. The next regular meeting will be held on December 9, 2020 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the December 9, 2020 meeting.

Respectfully submitted,  
Stephanie Peetz, Secretary