

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 14, 2020

The Lake Santee Property Owners Association Board of Directors met on October 14, 2020 in the Community Room. 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, Mike Manlick, and Andy Laudick. Members present were: Dick Veach (1384), Rick Johnson (543), Nancy Dick (344), Paul Gosnell (1147), Gayle & Jim Bryant (599), Greg Yazel (1318), Tom & Jodi DePalma (218), and Clair & Nancy Fredrickson (348). Employees present Rick Crawford (1482) and John Lecher.

President Goodwin called for a review of the minutes of the September 9, 2020 meeting. Gina Julien stated there was a correction to be made to the September minutes in the Lakes & Beaches section. In paragraph 5 of her report it should have been "LSPOA and RWWD now own 20 acres of land above the bridge at the north end." This correction was noted and will be updated accordingly. The minutes were approved on a motion by Shannon Gibbs, seconded by Gina Julien, 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:

Best Way Disposal	\$	1,408.33	Lecher, John	\$	107.50
Brazos Industrial Supply	\$	3,157.42	Levensteins Carpet Care	\$	315.00
Cardinal Pest Control LLC	\$	45.00	Owens, Charlie	\$	450.00
Cardmember Services	\$	161.21	Pitney Bowes	\$	189.59
Colonial Life	\$	149.62	Premier Companies	\$	1,219.50
Dec Co REMC	\$	1,313.04	Purchase Power	\$	317.98
ETC	\$	983.28	R B S K	\$	202.45
Greensburg Tool & Supply	\$	595.67	Stone's Napa, Inc.	\$	155.78
JALarr & Co	\$	125.25	Summit Microsystems, Inc.	\$	550.00
Knight, Steve	\$	137.88	The Office Shop	\$	57.10
Lake Santee RWWD	\$	585.64	Tops Home Center	\$	154.39
			Total	\$	12,381.65
			<i>Bills Paid Prior</i>		
			Circle City Pyrotechnics	\$	6,000.00
			IN Dept of Revenue	\$	991.00
			IN Child Support Bureau	\$	55.00
			Paid Prior Total	\$	7,046.00
			Total All Disbursements	\$	19,427.65

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.

- Paul Gosnell spoke on behalf of the Booster Club providing an apology for the way the minutes were printed in the Smoke Signals for October.
- A member in the audience stated they've been property owners for 18 years. The member went on to speak about a concern with an increase in erosion issues along their property line as well as various boating issues witnessed over the summer.
 - The member has over 750 feet of shoreline and just spent between \$12,000 - \$15,000 in rip rap. The member stated week by week they've been able to tell a difference in how much the shoreline has been deteriorating.
 - The member went on to add that they are boaters through and through and want everyone to enjoy the lake the way they wish to enjoy it no matter what type of boat they prefer. The number one concern from the summer was a lack of enforcement of rules with safety being their biggest concern.
 - The member expressed concern with the 200 feet from shoreline for wake surfing along with the placement of the orange buoys. The member asked if the rules committee consultant with a hydraulic engineer? As property owners on that end of the lake they are getting double the exposure as prior summers and what other people are getting. This has resulted in their shoreline being deteriorated immensely. The member went on to state the understanding of creating rules, but what good are they if they aren't enforced.
 - If there were 465 road hours in the month of July but only 68 hours spent on the water this comes to only 13% of Security's time being spent on the water. During this summer and mainly during the month of July this is what the member witnessed seeing from their property:
 - Boats with no lights, driving fast at night in no wake area, swimming at night with no lights on, drinking while driving, 3-4 tubing at a time, sitting or standing on sun platforms while moving, standing while driving, peeing off boats in front of home, open flame heaters on pontoons, diving from front of boat while boat is underway, coming within 15 feet of shoreline, and drinking while boating.
 - President Goodwin thanked the member for their concerns and she would address with Mike Manlick (Security) as he was running late.
- Rick Johnson thanked Steve Knight for his hard work with the Car Show. He was very appreciative of the parade afterwards supporting our firefighters law enforcement personnel.

CORRESPONDENCE

John presented the following pieces of correspondence to the Board of Directors:

- 9/9 Received an email from a member concerning loud karaoke music & singing with yelling that was not family friendly.
- 9/14 Received a phone call from a member reporting speeding on Mohican trail. Contractor trucks pulling trailers between 3:00 – 4:00 PM. John told the member that he would report it to Security to keep an eye on the area.
- 9/14 Received an email from a member with 2 suggestions - The first was to have the monthly Board meeting virtually. John informed them that we would have no control over limiting the audience in a virtual setting to only members in good standing. The second was to set buoys at 75' or 100' for the first part of the boating season to allow members to get used to staying that far from the shoreline or move the wakeboard buoys to 100'. John informed the member that conversations along those lines have been discussed already and would be considered again by the Board.
- 9/14 Received an email from a member about a habitual dog barking. Security was sent to witness the barking. John informed the member that Security would try to witness the length of time the dog barks continuously.
- 9/22 Received a phone call from a member about the dust on gravel roads. John informed the member that we have completed our normal lignon applications. The lack of rain does increase the dust on gravel roads.
- 9/24 Received an email from a member inquiring about the length of the gravel roads in the subdivision and the possibility of paving them. John informed the member that there are 18 miles of gravel roads. Our last quote for paving all gravel roads was \$8.5 million.
- 10/9 Received a call from a member about commercial vehicles using the North Entrance even though there is a sign asking commercial vehicles to use the Main Entrance. John informed the member that we would review.
 - President Goodwin responded to this by stating the signage is worded exactly as the attorney instructed the POA after the litigation. We were instructed to discourage commercial traffic at this entrance.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs

Shannon presented the following two rules to the Board of Directors for review. Shannon then went on to read the current version of rule 13.14 along with the proposed update and rationale behind the change.

Quiet Time

Current Rule:

- 13.14 Quiet time on Friday & Saturday nights shall begin at 12 am (midnight) and Sunday through Thursday nights shall begin at 10 pm.

Proposed Update:

- 13.14 Quiet time on Friday and Saturday nights call being at 12 am (midnight) and Sunday through Thursday nights shall begin at 10 pm. Quiet time shall end at 7:00 am.

Rationale:

- Security or the Office will receive complaints from time to time about someone mowing their lawn, working on a loud engine or otherwise being particularly noisy early in the morning. Since the current rule does not specify when quiet hours end, the staff and the members do not know when it is acceptable to start these activities. The intent is to clarify for everyone.

Shannon then asked to accept the first reading of the proposed update to rule 13.14 with Shannon providing a motion and Steve Knight providing a second, motion carried.

Shannon then read the current version of rule 13.11 along with the proposed update and rationale behind the change.

Trash

Current Rule:

- 13.11 A disposal site for household trash and recyclables is provided by the Association. Door to door pick-up of trash is prohibited.

Proposed Update:

- 13.11 A disposal site for household trash and recyclables is provided by the Association. Door to door pick-up of trash is prohibited. A list of approved recyclables will be published. Trash must be in a POA-approved trash bag.

Rationale:

- The list of acceptable recyclables is set by our trash vendor. We already publish this information but wanted to document this process in the rules.
- The POA trash service is paid for by those who use it through the purchase of trash bags. This practice has been in place for many years, this is just formalizing it in the rules for new members.

Mike Manlick asked for further clarification on why this change was happening. Shannon stated, it isn't a true change we are just further documenting the current process in place. The current POA approved bag is the blue Lake Santee trash bag we are all currently used to, however, if we ever needed to change the color of the bag or logo the proposed wording would allow this to happen with no rule change needed. Shannon then asked for a motion to accept the update rule as read with Mike Manlick providing a second, motion carried.

Recreation – Steve Knight

Steve started his report by stating the Car Show was a great success. Originally he was anticipating 20 cars/carts and it turned out to be 40. The weather was perfect and the event was well attended. Steve stated he provided Paul Gosnell a list of winners to be published.

He thanked the sponsors Scheibler Design Build and Tree City Properties, Inc. for their contributions. The cost to the POA ended up being \$87.

Steve stated he is working on bands and sponsorship for next year along with other activities. He is hopeful to have a few more Covid friendly activities.

Steve stated that Halloween is scheduled for Saturday, October 31st. With the Governor stating we will remain in Stage 5 he felt the Board needed to confirm the intent with Trick or Treat and Trunk or Treat. Steve provided the Board with a Happy Halloween Safety handout. This handout provided details on CDC recommendations as well as other Covid safe Halloween recommendations. The Board agreed there would be no adjustments to the regular scheduled event. The safety handout could be posted on social media as well as the bulletin board as additional details.

Steve presented the Board with a request from the Women's Club to add a 3rd exercise day each week. The request is to add Friday from 10:30-11:15 to the calendar; currently exercise is on Monday's and Wednesday's from 10:30-11:15. Steve requested a motion to approve their request with Mike Manlick providing a second, motion carried.

Steve stated Rossi Fireworks out of Hamilton, Ohio had contacted him in regards to next years fireworks display. He stated that he understood we've previously used the same vendor for sometime and that long-standing relationships are extremely important. He asked if the Board thought we should pursue getting a quote for fireworks for 2021. John did add that they had actually met with them and Steve and him could confirm which one of them had been contacted first, but that he had requested a quote and had not received it back. Gina Julien added that she could attest to the outstanding quality on firework displays provided by Rossi Fireworks in the Cincinnati area and does think we should follow up and look to bid out the display.

John asked if there was any update on the status with Breakfast with Santa. There has been no word from the Kiwanis on their intent to provide a breakfast or not. It was brought up that with the size of the Community Room and traditionally having a large turnout that we review other options this year due to Covid. Last year we had approximately 45 families attend. A suggestion was made to have Santa drive around Santee Drive in either a golf cart or the old fire truck and waive at the kids. This would provide an opportunity for the kids to gather in their driveways or at the end of their road or beach areas to see Santa. It was also brought up that Santa could have an Elf pass out candy canes. Everyone was in agreement that this would be the safest option and still allow the kids to see Santa. Steve made a motion on the change with Mike Manlick providing a second, motion carried. Steve will continue to work out the remaining details and have a flyer prepared for the Smoke Signals. The Santa Drive Around would still take place on December 12th.

Lakes & Beaches – Gina Julien

Gina presented to the Board a quote from Aquatic Control to continue the monthly maintenance program into 2021-2023. The quote provided would result in an annual payment of \$38,307.85 with payment being made prior to 4/1/2021. Gina requested a motion to accept the quote and move forward with signing the contract, Stephanie Peetz provided a second, motion carried.

Gina stated the Clear Creek Fisheries delivered 4,000 bass and 1,000 hybrid striped bass today that were 4-6 inches in length. She also added that the Lake Santee Bass Club purchased some adult bass for \$558 that was also added to the lake’s purchase.

Gina will be reviewing with the Lakes and Beaches Committee as well as with the Security Committee locations on where we could place buoys in strategic points to assist with keeping the appropriate distance from shore. She will get a proposal put together to present at next month’s organizational and budget meetings.

Membership – Andy Laudick

Andy presented the following new members:

- Lot 28 Jake McCoy
- Lot 1298 Chris & Cheryl Johnson
- Lot 1612 Tom & Sylvia Triske
- Lot 723 Amber Watts
- Lots 564 & 565 Sandra & Robert Rausch
- Lot 207 Lukas & Katherine Schmid
- Lot 536 Jeff & Debra Haboush
- Lot 340 Bob & Cathy McDaniel
- Lot 647 John B. Johnson

Community Room Committee – Andy Laudick

Andy stated that with the change moving away from Breakfast with Santa to a Drive Around by Santa there were no new announcements for the Community Room.

Building Committee – Ryan King

In Ryan’s absence President Goodwin provided the following report on building permits issued. The following building permits were issued in September:

- Albert Day 1418 Fence
- Leslie Miller 357 Boat Dock/Lift
- Keaton Mueller 84 Solar Panels
- John & Lacy Hunt 912 Boat Dock
- David Kastner 27 Boat Dock
- David Fisk 1055 Culvert Extension

- Allen & Teresa Collier 1467-1469 Dwelling
- Dale & Amy Erickson 266-267 Boat Dock
- Kari & Ian Rickerby 602-603 Culvert Extension

Clean Up – Ryan King

In Ryan's absence President Goodwin provided the following report on clean up letters issued by the office. This month the committee toured both by land and water.

Courtesy Letters – 6

3rd Notices – 3 (if not cleaned up within 21 days fines would start)

Thank You - 1

Ryan asked Carol to mention he appreciates the support of the clean up committee and for showing him the ropes. Ryan also wanted to add that the Board/Clean Up Committee would be reviewing the verbiage of permits where the removal and disposal of private dredging spoils are involved.

Roads & Maintenance – Bill Ryle

In Bill's absence President Goodwin stated Bill had nothing new to report for Roads & Maintenance this month.

Security – Mike Manlick

Mike started his report by thanking Rob Stoffel for all of his help in preparing safety articles for the Smoke Signals this year. Mike also mentioned that after last's months concern over dogs, he met with John, and Rick to discuss options. This is still a topic of great importance and they are working on procedures, but ultimately the safety of our Security staff is the number one priority. They will be making some adjustments to the dog kennel at the Maintenance building and working to add a cover.

Mike stated the tires on the Security Jeep are just not lasting with the amount of time spent on gravel roads. Mike requested a motion to purchase new tires at a cost not to exceed \$1,000, Gina Julien provided a second, motion carried. Mike did add that during the budgeting process we would evaluate the Jeep and look at other options going forward.

President Goodwin did add that she would address the member concerns during member introductions with Mike further after the meeting.

OLD BUSINESS

President Goodwin stated there was no old business to discuss.

NEW BUSINESS

President Goodwin stated there was no new business to discuss.

MANAGER'S REPORT

John thanked the Women's Club for their donation of new flooring in the Community Room restrooms.

John stated we have received two lots we purchased during the 2019 tax sale back and they are now available to put for sale. He asked for approval to list lots 677 & 678 for \$6,000 each. Shannon Gibbs made a motion to accept John's recommendation of listing lots 677 & 678 for sale at a price of \$6,000 each, with Andy Laudick providing a second, motion carried. He stated we had already received an offer from an interested party but the Board would decline that offer.

On 10/4 John received an email from a member that had a pump alarm on a Saturday night at 9PM. The member stated Tony Lake was on call and had the pump replaced and working by 10PM that same evening. The member wanted to recognize Tony for the great job and his commitment, stating we are lucky to have such great people taking care of our beautiful community.

John requested approval for the 2020 Canadian Geese Hunt with open season being Oct. 31 – Nov. 8th and again Nov. 21 – Feb. 14th. Hunters this year would be Brandon Litmer, Abe Koehne, John Lecher, and Ryan King. Gina requested a motion to approve as presented with a communication provided via the bulletin board and social media to alert members of possible gun shots in the community during open season, Andy Laudick provided a second, motion carried.

John asked for approval to allow for the Booster Club to remove the ATM concrete base and yellow poles located in the Main parking lot. This would also allow for a better visual presentation of the new landscaping being installed. Mike Manlick made a motion to accept this proposal with Steve Knight providing a second, motion carried.

John stated he received a request from a contractor asking for the Board to consider a site for the dumping of spoils from private dredging. John informed the contractor he would bring it to the Board for consideration. Gina Julien added that currently the LSPOA does not have an area that would be suitable for this type of dumping. The contractor had recommended a location near the north end of the community. Gina stated that this area is already where the majority of our silt is entering the lake. We would not want to allow dumping of any sort in this area as it could potentially impact our water quality along potential projects in that area.

With approximately 450 water front lots the POA can't assume any expense or potential area to allow a large possibility of dumping of spoils. There would also be a large concern with the hauling of such muck and a mess on the roadways. In addition, the close dumping site

such as POA owned property would also create an additional profit to the contractor based on the usage of POA property.

Gina Julien made a motion to prohibit such dumping of spoils on POA owned property with Shannon Gibbs providing a second, motion carried. Carol stated that she reiterated the importance of making the motion to further document the Boards review of such request and that we would prohibit the potential of dumping of spoils on POA owned property.

John stated that in last month's meeting the Board approved \$500 to Summit Microsystems for a discovery on an updated website, the bill on the Bills to be Paid was for \$550. Carol stated that we would update and pay the \$500 that was authorized, but could adjust next month once we determine the \$50 difference. *Note: Immediately following the meeting it was determined that this bill was correct. \$500 was paid as approved in September for the discovery. The additional \$50 is a monthly support fee for the current website. No changes were made to the bills paid this month.*

Carol ended the meeting by stating that today was John's one-year anniversary with the POA. She thanked him for all he has learned in the last year. John stated that it's been a pleasure meeting a large portion of the membership and he thanked the current board and prior board for all of their assistance. He went on to thank Carol Goodwin, Shannon Gibbs, and Stephanie Peetz for their support and guidance during his first year.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Gina Julien, motion carried. The next regular meeting will be held on November 11, 2020 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the November 11, 2020 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary