

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 8, 2020

The Lake Santee Property Owners Association Board of Directors met on July 8, 2020 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, Bill Ryle, Autumn Hurm, Mike Manlick, and Andy Laudick. Employee present was John Lecher. Members present were Maurie Goodwin (285), Ginger Ryle (579), Kari & Ian Rickerby (603), Paul Gosnell (1147), Dave & Gina Julien (851), Clair & Nancy Fredrickson (348), Tom & Jodi Depalma (218), Steve & Donna Knight (108), Kim Manlick (775), and Matt & Michelle Griffin (1486).

President Gibbs called for a review of the minutes of the June 10, 2020 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:

AccuDoc Urgent Care	\$	35.00	Koehne, Abraham	\$	29.40
Alerding CPA Group	\$	575.00	Koors Heating & Cooling	\$	208.00
Brazos Industrial Supply	\$	3,198.65	Lake Santee Booster Club	\$	125.00
Cardinal Pest Control	\$	45.00	Lake Santee Marina	\$	315.77
Cardmember Service	\$	584.42	Lake Santee RWWD	\$	1,135.60
Circle Printing LLC	\$	216.14	Lecher Farm Service	\$	65.21
Colonial Life	\$	149.62	Lecher, John	\$	196.55
Crawford, Rick	\$	85.28	Municipal Electronics	\$	35.00
ETC	\$	983.05	Pitney Bowes	\$	171.93
Fast Signs	\$	121.59	Premier Companies	\$	902.16
Gillman Home Center	\$	32.07	Stone’s Napa	\$	146.32
Greensburg Tool & Supply	\$	36.11	Tops Home Center	\$	48.12
Hellmich, Chris	\$	90.00	Wickens & Wickens	\$	370.00
		Total All		\$	9,900.99

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Angel Hocker.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Steve Knight stated he was running for the LSPOA Board of Director and three of his points were silt management, water clarity, and safety on roads.

CORRESPONDENCE

John read the following pieces of correspondence received in the office.

- A member visited the office and was concerned about boats driving too close to the shoreline. John and the member discussed some options to present to the Security sub-committee.
- Email received from a member questioning why the marina is not held to the same standards as members on maintaining their grounds. John spoke to Greg on the subject and what the cleanup committee reviews during its monthly rounds.
- Email received from a member. The member recognized the Board's efforts navigating through the Covid 19 decisions and supports the decisions. The member had a few items for the Board to address. Subjects including damage to Santee Drive from construction equipment, safety of equipment parked on Santee Drive in sharp corner, possible water quality issue from this equipment being parked too close to the lake, requested update on dredging plans along with a request for the Board to allow the golf cart runs use of the large shelter at the main beach. President Gibbs reached out to the member to discuss these issues by phone.
- Email received from a member with concern over seeing several large silver catfish dead in the last two weeks and was wondering if there are any known pathogens or low oxygen issues. John spoke to Brandon on the matter and responded that it is common to see fish kills in the spring with the change of seasons and the beginning of boating season. Aquatic Control was out on June 10th and oxygen levels were normal.
- Email from a member with concern for lignin causing issues with wheels/braking system. The member asked how to remove it from their truck and how long should it set before driving on. John told the member the solution could be removed by spraying with water. The gravel can be "sticky" in the first 24 hours, but the chemical supplier states roads are immediately drivable.
- John received a phone call from a member stating that the lignin on one of the gravel roads about caused a motorcycle to nearly wreck. The member requested minimal or no lignin be applied to Kiowa Trail.
- Email from a member stating that waves from the new boats continue to wash away their lakefront and beach area. The issue has been noted.
- Several phone calls concerning racist symbols and words were scratched on to the pickle ball court. Maintenance scrubbed the area with soap and water to remove.
- Email from a member concerning grass being left uncut since last year. John reviewed the lots and is addressing.
- Email from members stating frustration with lignin on gravel roads and proposed that all gravel roads should be paved. Previously, the Board determined the cost to pave all roads along with yearly maintenance cost to be too high.

President Gibbs thanked those for sending in their concerns and questions to the office. We've been able to address a lot of these during our executive sessions and appreciate all of

the information and feedback. She went on to state one of the pieces of correspondence John mentioned was racist symbols/vandalism on the pickle ball court. We are doing our best to figure out who did it but we want everyone to know that it is not something we condone or tolerate. We want our community to be someplace safe for everyone. We don't want vandalism at anytime but we certainly don't want the vandalism that we had on our courts.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Rule 12.2 was originally to be presented for a third reading at the meeting, however, Rule 12.2 was tabled for further discussion by the Directors.

Carol then went on to read Rule 12.21 for the third and final reading.

Rule 12.21 (3rd reading)

Current Rule 12.21

When connecting an unattached exterior structure to a main dwelling the enclosure must meet all standard building requirements for roofs, foundations and siding.

Amended Rule 12.21

When connecting an unattached exterior structure to a main dwelling the enclosure or breezeway must have a continuous foundation between the two structures. The enclosure or breezeway must be a permanent structure with a solid roof matching the existing style and must meet all standard building requirements for roofs, foundations and siding if included.

Carol stated the changes to this rule are just further clarification and the intent of this rule remains the same. With the newly worded rule providing definition of what has been practiced. Carol then went on to request a motion to accept the third and final reading of this rule as read with Bill Ryle providing a second, motion carried. The amendment of the rule passes.

Recreation – Andy Laudick

Andy stated that although the fireworks for the 4th of July were postponed it is our full intention to be able to celebrate over Labor Day weekend with fireworks and bands. The postponement in the fireworks and annual celebration was not an easy decision for the Directors but felt it was in the best interest of all. On August 1st the Lake Santee Booster Club will once again be sponsoring the Belairs Show Band from 7-10PM.

Lakes & Beaches – Randy Ostendorf

In Randy's absence John and President Gibbs did not have an update to provide. John did mention that Aquatic Control did their monthly treatment of the lake.

Membership – Angel Hocker

Angel presented the following new members:

- Lot 392 Carmon & Matthew Linkmeyer
- Lot 1249 Wendy Osmun
- Lot 1350 Thomas & Sherry Harbin
- Lot 431 Jerry Amrhein
- Lot 43 Nathan & Bridgit Malone
- Lot 830 Scott & Jacquelyn Willits
- Lot 697 Nora & Richard Ferrenburg
- Lots 1563 & 1564 Tony & Terri Willits
- Lot 968 Aaron Woolston
- Lot 876 John Saylor
- Lot 731 Molly & Paul Waechter
- Lots 703 & 704 Daniel & Heather Goldsmith

Angel stated that in 2019 we expelled two sets of members and they are now in good standing with the POA and would like to have their membership reinstated. Carol Goodwin made a motion to reinstate the two expelled memberships with Mike Manlick providing a second, motion carried.

Community Room Committee – Angel Hocker

Angel had nothing new to report on the Community Room.

Building Committee – Bill Ryle

The following building permits were issued in June:

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|----------------------------|-------|-------------------------------|
| • Darrel & Linda Jones | 59 | Fence |
| • Chris Bennett | 1008 | Kennel |
| • Chris Salmon | 38-39 | Carport Enclosure |
| • John & Pam Cole | 547 | Culvert |
| • Elinor Miller | 191 | Replace Shingles |
| • Mike & Sandy Page | 1576 | Addition & Driveway Extension |
| • Ken & Christine Lehmkuhl | 1409 | Garage Addition & Breezeway |
| • Gary Millard | 338 | Replace Shingles |
| • Mark Weckop | 1046 | Addition Front & Back Porches |
| • Robert Post | 403 | Outbuilding |
| • Steven & Brenda Lucas | 665 | Deck |
| • Polly & Terry Fox | 881 | Boat Dock |

Clean Up – Bill Ryle

Bill stated that last week the committee did a tour of the community. A good effort has been made by the membership and the letters are working. The previous tour was in March and has been delayed until now due to Covid. We thank those for their efforts in keeping our community nice.

Roads & Maintenance – Autumn Hurm

Autumn reported that lignin has been placed on many of the gravel roads but that Maintenance isn't finished yet. In correspondence with a member it was asked if it could be published which areas of the lake are receiving lignin and when. Autumn is going to review and see if we can put some type of communication out in the future on either the website or Facebook page to notify members when we will be trying to put lignin down.

Autumn stated that the current wood splitter in maintenance has seen it's last day. Brandon and John received three quotes and the best one was for \$1,070. Replacing the wood splitter was a budgeted item. Autumn requested a motion to purchase a new wood splitter at no more than \$1,100 with Bill Ryle providing a second, motion carried.

Security – Mike Manlick

Mike stated that in June that 10 citations were given with six of those being on the water. He reminded everyone to know the rules and be safe on the water and road. With the upcoming election mailing there will be a safety flyer that the Security sub-committee put together. This is just a general guide of rules at Lake Santee. It was suggested when you have guests on your boat that you ask them to review the rules so they are aware and we can promote safety in our community.

We are still noticing an uptick in speeders and ask that everyone please slow down. Mike asked to purchase a new radar gun that is a similar make/model to the one we currently have. The purchase price is not to exceed \$600 and was a budgeted item. Mike made the motion to move forward with purchasing the new radar gun with Carol Goodwin providing a second, motion carried. The additional gun will allow us to have two on shore or even use one on the water. If you are speeding you will be ticketed!

President Gibbs added that we typically don't include extra items in the annual election mailing, however, with Covid and not wanting to hand out flyers in person it was determined this was the best option to get the security flyer out.

OLD BUSINESS

No old business to report.

NEW BUSINESS

Mailing of Ballots – John stated that the ballots would be mailed no later than Wednesday, July 15th.

Election Committee – President Gibbs presented the following members for appointment on the Election Committee: Polly Fox, Michelle Deaton, and Nancy Fredrickson. She thanked all three for volunteering and Nancy for being a seasoned veteran of the Election Committee. Nancy will show both Polly and Michelle the ropes on counting. President Gibbs also thanked Polly and Michelle for seeing the full process through as they both served on the Nominating Committee.

Annual Meeting – The annual meeting will be held at 2PM on Sunday, August 9th at the Lake Santee Fire Station #2. The location was changed to allow for more social distancing. Please plan to attend the meeting.

MANAGER'S REPORT

John stated a few special projects have been completed by maintenance. The drainage improvements at the LSRWWD lots 518/519; they cleaned out the area where the culvert outlet at CR 880 meets, added new rip rap, brought the tile all the way from the county road to Taas Trail and installed a French drain at the end to help with the drainage on those lots. A catch basin was installed at the culvert outlet under Santee Drive for lot 137 that is a shared association lot.

John went on to show the audience a few newsletters from other lake associations that were received in the mail. The *Smoke Signals* published by the Lake Santee Booster Club is by far superior as most of the ones presented were either stapled paper or newspaper type publications. He gave the Booster Club and their volunteers a special thank you for all of their hard work and dedication as we have the best publication around!

There being no further business, Carol Goodwin moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on August 12, 2020 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the August 12, 2020 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary