

Lake Santee Property Owners Association  
Annual Meeting Minutes  
August 9, 2020

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 9, 2020 at 2:00 PM in the Lake Santee Fire Station. The meeting was called to order by President Shannon Gibbs. Other board members present were Stephanie Peetz, Carol Goodwin, Angel Hocker, Bill Ryle, Andy Laudick, and Autumn Hurm.

President Gibbs provided an opening statement welcoming everyone to the annual meeting of the Lake Santee Property Owners Association. She stated, our Lake operates under the Corporate Charter established in May of 1965 as well as the governing by-laws approved, adopted, and amended by all members in good standing effective September 1, 2007. As prescribed in those bylaws we have this annual meeting for the primary purpose of electing new Directors to the Board, to hear feedback from the membership and conduct any other business that may arise as part of this meeting.

This year we quietly celebrated Lake Santee's 55<sup>th</sup> anniversary in the midst of a pandemic, which continues to impact our community and the world. While I am painfully aware that we have individual members who do not agree with each decision that this board had made throughout this health crisis, I am proud of the process that this board has gone through to make those decisions. I could not ask for a more thoughtful group of people who made every effort to look at the facts, be consistent and to make decisions that were best for the community as a whole. It was never lost on me that these Directors are volunteers and they were also trying to manage their very dynamic personal situations while responding to emails and participate in last minute calls so we could react quickly to the ever-changing needs of the community. I want to thank them all for their participation as well as their patience.

We were very fortunate that John Lecher was able to join our staff in October to fill our Lake Manager position. John's work experience combined with his knowledge of the community as a former member and Board member has helped him get up to speed very quickly. John and the staff have done a great job this year of keeping our community operating and looking great. This is a great team that has worked very hard to keep Lake Santee moving forward and have come up with creative solutions as we have faced challenges. Thank you to the staff for all your hard work.

Lastly, I would like to thank the many volunteers who have served on committees this year as well as the clubs and organizations that contribute so much to this community. I know that many of those clubs and organizations had to cancel or reschedule activities. We will have an opportunity to hear updates from those that are present today later in the agenda.

President Gibbs asked Stephanie Peetz to read the prior annual meeting minutes from August 11, 2019. Stephanie provided a summary of the prior minutes to the audience. The prior meeting minutes were approved on a motion by Autumn Hurm and seconded by Carol Goodwin. Motion carried.

Alerding CPA Group provided a financial summary to be presented for the past fiscal year ending February 2019 as compiled by Alerding CPA Group. Stephanie Peetz proceeded to read the summary for the audience present.

## **Committee Reports**

### **Rules & Regulations – Carol Goodwin**

Carol stated this year was spent finishing up the rules and regulations that needed updating or that a particular department had asked to be added or revised. At this time there are no rules or regulations actively being considered for change or addition. A couple of proposals have been tabled with no action anticipated in the near future. The By-Laws were addressed and at this time they are not being considered for revision. This decision is due to several factors with the most important ones being the considerable cost involved to try to change them and the fact that there are very few items that would benefit from such an endeavor.

### **Building Committee – Bill Ryle**

Bill provided the following information: 107 building permits were issued of that 8 were for new homes.

### **Clean Up – Bill Ryle**

Bill provided the following in regards to the clean up committee: 21 – courtesy letters, 2 – fines, 4 – 2<sup>nd</sup> notices and 11 – thank you letters were issued.

### **Recreation – Andy Laudick**

Andy reported that unfortunately, most of the recreation events were Cancelled or Postponed during the 2020 calendar year due to the COVID-19 pandemic. However, we did have a few well-attended events in the fall and winter months of 2019.

The Trick or Treat / Truck or Treat had a rain delay this year, but we were able to push it back one day so we could accommodate all the big kids and little kids to get all their tricks or treats.

On Thanksgiving the Decatur County Memorial Hospital sponsored the Dam Run.

In December, we had the popular Breakfast with Santa. We would like to thank the Kiwanis for providing the breakfast and everyone who helped participate.

Usually there are a number of activities that take place around Lake Santee for our members. But this was an unexpected year as I mentioned. We will keep trying to plan as many safe events as we can during these uncertain times, and hope to be back to normal in the near future.

### **Roads & Maintenance – Autumn Hurm**

Autumn reported the following:

Sports Complex: The new sports complex was completed this Fall and is amazing! Two pickle ball courts, one tennis court and one basketball court. Pavement is excellent to play on for both tennis and pickle ball, and the overall look of the courts is top notch. The sand volleyball area was completed, and beach volleyball is now an easy option for guests. There are new nets and boundaries and additional sand.

Roads: Over 1300 plus tons of gravel #8 was spread throughout the gravel roads. The road grader was repaired and able to crown the sides of the road. There was no paving scheduled for this year. The annual Lignin was applied during the summer months.

Other items completed were:

- Replaced the plumbing and drains in the restaurant
- Currently roofing the sewer building
- Purchased a new wood splitter
- Improved drainage at the North Entrance
- Built a new beach drag to cut costs on purchasing one
- Purchased sand and salt for winter roads, have 60 tons remaining for this coming year

Autumn wanted to recognize and thank Brandon, Rick, Tony, Abe (and the part time summer help Eric, Andrew and Jay) for all of their combined talents and energy. They work hard and complete a lot of jobs without hiring labor, which in the end saves time and money.

### **Membership Committee – Angel Hocker**

Angel reported from August 2019– July 2020 Lake Santee received 58 new members, 12 of those during the month of July, which is an increase over last year’s number of 50 and consistent with the year before that.

### **Security – Mike Manlick**

Mike was not present but provided the following report to be read: I would like to thank Rick Crawford and his team for all their hard work in such a challenging year working through COVID-19. Congrats, Mike Cutrufelli retired after 5 years of service. Two new guards were recently hired (Lauren and Tina) which puts us at a total of five.

A total of 40 Road and 24 water citations were given out. This is a large increase from 2019, but more work still to be done to continue on this journey to make Lake Santee safer.

A security and safety subcommittee was formed in 2020 supporting John, Rick and myself. We have 4 members of the lake community (Lisa Clark, Rob Stoffel, Beth Walsman, and Steve Knight) on the committee. The team created a security and safety handout, published monthly Safety articles in the Smoke Signals and purchased a new Radar gun for the security boat. We have many other ideas that we will present to the Board during the budget cycle.

The security team appreciates the community’s support and reminds everyone if you “see something say something”. We are all in this together.

### **Lakes & Beaches – Randy Ostendorf**

In Randy’s absence the following report was read:

2020 is the final year of a 3-year contract with Aquatic Control. 6 algae treatments applied from April – Sept for \$35,802.

Annual fish restocking included 4,000 largemouth bass and 1,000 hybrid striped bass for \$12,000.

3 new boat docks were installed in the cove by the tennis courts to add 6 additional boat rental slips.

The winter lowering of the lake reached the 5' 9" level. This allowed members to perform dock and shoreline work before the spring rains. Maintenance was able to pull the rip rap up to the bottom of the boat ramp filling in the hole that had developed over the past several years.

### **Community Room – Angel Hocker**

Angel reported that the community room saw all of the typical activities until the month of March when Covid 19 caused the world to shut down normal life as we know it. We were able to get a new air conditioner and the drainage system was updated to larger lines while the restaurant was empty.

### **Recognition of Clubs/Organizations**

President Gibbs 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.

*Silt & Sedimentation Update* – President Shannon Gibbs read a very detailed report provided by Scott Gibbs, giving an update on the ongoing efforts and activities that have occurred over the past year.

The bulk of the committee's work has revolved around the recommendations set forth in the 2006 JF New Report related to the construction of a stormwater wetland treatment system with the intent to capture the sediment from the Salt Creek Watershed before it enters the lake.

- Met with the Director of Engineering with DNR (Department of Natural Resources) to review the 2006 JF New Report's recommendations and get his opinion of the proposed direction of the project. He agreed with JF New's conclusion that a sediment source resolution is the appropriate course of action. He also provided a list of engineering companies that the DNR has worked with in the past on similar projects.
- Contracted with FPBH to research possible State programs that could assist with the wetland treatment project and to help develop an RFP (Request for Proposal) for the engineering, design, construction documents, and permitting process to solicit bids.
- Discussed with American Electric Power the intent of the wetland project and where this construction would lie in relation to their high voltage transmission line right of way. Preliminary conversations with them were encouraging and schematic design concepts are being reviewed by their engineering department with the goal of eventually designing the wetland project to also accommodate AEP's need for access to the transmission lines/towers within their right of way.

- Met with the Purdue Extension County Director and Extension Educator. They noted that the bulk of the sediment that enter the lake comes from the North inlet from Salt Creek (this is consistent with the JF New 2006 Report). They walked with John and Brandon to review several of the secondary inlets to the lake. The Extension office offered recommendations for some of the inlet areas. One of these recommendations was recently implemented with the installation of a French Drain and a riprap check dam between the county road and the North Entrance roadway. We are planning to ask the Purdue Extension Office to review other secondary inlets.
  - o Worked with Jackson's nursery to identify plantings which would be beneficial in this area as well. The POA is currently raising funds for this project.
- Worked with the POA Board of Directors to identify and procure the remaining lots at the lake's North end that would be encompassed by the construction of the stormwater wetland treatment system as proposed by JF New. The land required for this construction is now owned by a combination of the LSPOA and RWWD.

Upcoming steps:

- Finish development of the RFP and solicit bids from the 3 engineering firms recommended by DNR.
- Review feedback from the proposals and make recommendation to POA Board.
- Assist POA Board in estimating costs and securing funding sources (loans, bonds, etc.).
- Continue reviews of secondary inlets with Purdue Extension.

*Booster Club* – Paul stated on behalf of the Booster Club that they are not immune to the pandemic as a result they've lost some of their advertisers. They are looking for some new advertisers so if you see someone's ad in the Smoke Signals please let them know. Typically they like to remain around 200 ads per month, Nancy is working hard to keep them but can always use references.

*Women's Club* – There was no report, but a comment was made they recently donated the funds to replace the flooring in the community room restrooms. They did not have their annual auction this year to due Covid.

*Optimist Club* – The Optimist Club currently has 71 flags at Lake Santee. If you would like to contribute, please fill out and return the form located in the Smoke Signals. They are always in need of help in putting up and taking down the flags.

**Election Committee Results**

The election committee consisted of Nancy Fredrickson, Michelle Deaton, and Polly Ann Fox. It took approximately five hours to count and tally the votes due to a great turnout. The requested quorum of 45 members was met by having 42 members represented at the meeting with three proxies for a total of 45 members. The results are as follows:

1<sup>st</sup> – Steve Knight (164 votes)

2<sup>nd</sup> – Gina Julien (163 votes)

3<sup>rd</sup> – Andrew Laudick (156 votes)

All three will serve three-year terms.

4<sup>th</sup> – Ryan King (151) for a one-year term.

Runners up were Mark Adams (105), Tim Deno (98), Autumn Hurm (97), Tony Adelman (89), and Rodney Schmidt (66).

Nancy stated there are 774 owners, 773 ballots were mailed, 302 ballots were returned along with 7 proxies returned, 1 ballot voided, and 4 proxies voided. Nancy thanked the candidates and noted this year we had a lot of write-in votes.

President Gibbs then opened the meeting for comments by the membership. The topics consisted of the following:

- Adjusting the recreation calendar to have the Halloween celebration on the 31<sup>st</sup> since it falls on a Saturday this year.
- Security flyers with rules – great idea!
- Ensure everyone is being cautious while boating. Don't forget to have your hands up if you're in the water.
- Watershed and green space importance
- Property at north end owned by RWWD

President Gibbs then asked all newly elected Board Members present to stay and have a short organizational meeting with the existing members. Shannon went on to thank Randy Ostendorf, Angel Hocker, and Autumn Hurm for their years of service. She also thanked Doug Lecher who left mid-term. A thank you was given to the CVFD for the use of their building as well as Maintenance and Security for their hard work throughout the year. Carol Goodwin adjourned the meeting on a motion, seconded by Angel Hocker, motion carried.

Respectfully submitted,  
Stephanie Peetz, Secretary