

Lake Santee Property Owners Association
Annual Meeting Minutes
August 8, 2021

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 8, 2021 at 2:00 PM in the Lake Santee Community Room. The meeting was called to order by President Carol Goodwin. Other board members present were Stephanie Peetz, Shannon Gibbs, Bill Ryle, Andy Laudick, Ryan King, Steve Knight and Gina Julien.

President Goodwin called the meeting to order by welcoming everyone to the Lake Santee Property Owner's Association Annual Meeting. She stated, this is our 56th year as such a community since the Corporate Charter was established in May of 1965. We are governed by a set of documents including the By-Laws which were last amended in 2007. It is these bylaws that dictate we hold an Annual Meeting for the purpose of electing new board of directors' members, hear from our membership, and conduct any other business that may arise for this meeting. This year we will find out not only which candidates will be joining or staying on the board, but we will find out if the 2021 amended By-Laws were voted in. This is the first time we have endeavored to bring the By-Laws up to date with a full overhaul. In 2007 the By-Laws were amended to update a few areas. This time we had to do an entire review to update current trends in language such as being gender neutral, and allow for new laws that protect the way we live now to be reflected.

This year we have seen Covid-19 recede and have begun to get back to our old normal lives with the "new Normal" still intertwined where need be as we are seeing a new threat of variants coming to the forefront. Our clubs and committees will give you updates on their activities in a little while.

Before I go any further, I would like to stand up and give a round of applause to this board. We have worked as a team and have accomplished many things. We have things in the works that will greatly enhance our lake lives. I simply cannot be prouder of you all and want to thank you for allowing me to be a part of all you have done and are doing this year. I also want to give a round of applause to our hardworking Lake Manager, John Lecher, and say to you that I will miss our chats and strategy meetings. You have gone above and beyond time and time again and our entire community is better off for your efforts. Next, I want to give a round of applause to our staff. Please stand up as I call your department: our office personnel, our maintenance personnel, and our security personnel. You always keep our community running smoothly, looking great and in great shape. Thank you! We are very fortunate to have a stellar group of trained and dedicated people that run our volunteer fire department and as first responders. I've seen these people in action and we are so blessed to have them. Please stand if you are one of those people so we can all give you a round of applause. And last but certainly not least I want to say a huge thank you to all the volunteers who have helped this community be its best. Please stand if you have helped in any way. Thank you!

President Goodwin asked Stephanie Peetz to read the prior annual meeting minutes from August 9, 2020. Stephanie read the prior minutes to the audience. The prior meeting minutes were approved on a motion by Shannon Gibbs and seconded by Ryan King, motion carried.

Alerding CPA Group provided a financial summary to be presented for the past fiscal year ending February 28, 2021 as compiled by Alerding CPA Group. Stephanie Peetz proceeded to read the summary for the audience present. It was noted there was no questions by the Directors and that the financials would be posted to the members only section of the website.

Committee Reports

Rules & Regulations – Shannon Gibbs

Shannon stated, this year we paused updating any rules during the periods when the Board was unable to meet with an audience present. Ultimately the Board passed about a half dozen updates to existing rules, which were intended to add clarity or to provide additional flexibility for the staff.

The Board has also passed two emergency rules: Rule 12.24 regarding the installation and storage of gasoline which is due for its third and final reading in August, and Rule 11.16 regarding Multiple Lot Assessments which is due for its second reading in August.

Two rules have passed out of rules and regulations committee and are due for their first reading in August. Those are 2.9(a) regarding the definition of motorized carts and 4.3 adding clarification on the definition of “launching”.

As most everyone is aware, the Board created a By-Laws Revision Committee in February. This committee completed their work and turned over the proposed draft of the updated By-Laws to the rules and regulations committee in June. We held a special meeting at the end of June for member feedback and, at the end of that meeting, passed a resolution to present the updated By-Laws to the membership for a vote. We will find out shortly the outcome of that vote. If the By-Laws are successfully amended, there will be many changes to the rules and regulations to come in the next year as the Board aligns the rules and regulations document to the updated By-Laws. Please bear with us as we get through those changes. They will be a bit tedious but the changes will be largely administrative in nature, meaning they will be terminology changes or will be the elimination of language that are duplicated between the governing documents. We’ll do our best to make this process as painless as possible for everyone.

Recreation – Steve Knight

Steve stated, we all agree that Covid shut down most of our planned summer activities last year. But we still managed to have the Fireworks, a Car Show, Cart runs and the Christmas with Santa Parade-which was a big hit! We found ways to have fun despite the Covid shutdown.

This summer, we resolved to make up for last summer by having a wide range of activities that appealed to all age groups. We have had events nearly every weekend since Memorial Day!

Rusty Bladen, swing band, Jaxson Deno, Sean Lamb Country Rock and the Retro Brothers. And thank you to the Boosters Club for the Belairs show!

Going forward, please plan to attend the Lake Santee Luau on August 14, the Car Show on August 28, and the Banister Family Bluegrass Band on Saturday of the Labor Day weekend.

And many thanks to our sponsors who helped enhance some of the events like the Friends of Wildlife presentation, the 4th of July events, and the upcoming Luau and Car Show. Their support is greatly appreciated!

Regarding financials, recreation expenses are trending at budget and we expect to finish the year at or slightly below budget.

For 2022, if you were really pleased with one of the shows, please let us know so we might book them again for next year. And, if you have ideas for other bands or recreation events, contact one of the LSPOA board members with your suggestions.

Lakes & Beaches – Gina Julien

Gina provided the following detailed report.

North End Mitigation project:

As identified by the 2006 JF-New Engineering report, approximately 6,000 tons of sedimentation from the Right-Hand Fork of the Salt Creek enters our lake. This is detrimental to the quality and sustainability of our lake. To correct this situation, four government agencies will require us to submit for permits that include a detailed account of the problem and a mitigation plan from a qualified engineering firm. We finalized an RFP (request for proposal) in September 2020, which was sent to several engineering companies to develop a water quality, silt evaluation and develop mitigation recommendations. We selected FPBH as our engineering firm for this initial phase of the North End mitigation project. The proposal from FPBH was presented to LS-RWWD to finalize the details of the joint venture project between the LSPOA and LS-RWWD. LS-RWWD agreed to move forward with the project and will allow use of acreage at the north end of the lake to complete the project.

At this point, the engineering firm is close to completing the survey and will prepare options for a mitigation plan, which will be available next month (September 2021).

Funding: Thus far, there has not been any money set aside to address this situation. We have diligently sought funding through various government and private grant organizations. However, due to the lake property being a private entity we have not been eligible for grant money. We continue to look for grant opportunities.

Lake Level:

This year, to accommodate two major projects (Dam repair and boat ramp repair and extension), we voted to lower the lake up to the maximum allowed by the rules, which is 5'9".

Boat Ramp Repair and Extension:

Over the years, power loading and wave action has caused damage to the terminal edge of our boat ramp and eroded material was building up beyond the ramp creating a mound/barrier at the end of the ramp. In this situation, DNR recommends repairing holes and extending ramps by adding additional concrete and leveling the mounds with excavation equipment. We consulted several ramp-building companies and DNR for their recommendation on best construction methods and the most appropriate length of the extension. We followed recommendations and had our selected contractor add an additional 20' in length of concrete at the same width of the existing boat ramp. This additional concrete now makes our boat ramp 34' wide and 45' long. This will eliminate the annual ramp repair and allow use of the boat ramp longer into the season. Further, we are grateful for the painted center and edge lines on the boat ramp, which were donated by Mr. Ford Kennelly.

Dam Repair:

As per our Dam inspection and structural engineering firm recommendation, shot rock was placed along the Dam shoreline. This was completed in early March of 2021.

Dredging:

The Lake and Beaches committee surveyed all major coves for silt levels twice during the winter months when the water level was lowered. We identified several coves with heavy silt levels, some at 36". Previously, the long no-wake/fishing cove had been dredged three times between 2013 and 2017 and no other coves have been dredged for more than 20 years. We met with several contractors and selected JS McCullough Excavating LLC out of Coatesville, Indiana to initiate dredging at our lake this year. They will dredge the last cove to the west of the long no-wake/fishing cove and will remove approximately 3,600 cubic yards of silt/sediment. A request for permit was submitted to IDNR for approval and once received, dredging will commence.

Inlet Review/Purdue Extension Recommendations:

During September the Lake and Beaches committee and several members of the board conducted a walking survey of the cove inlets inspected by Purdue Extension as well as several other areas. Rip rap was placed along the swale at Cheyenne Trail to reduce the silt coming into the lake as recommended by Purdue Extension.

Aquatic Plantings

In an on-going effort to identify ways to help increase the health of our lake, we met with the aquatic plant management expert from Aquatic Control at our lake in March 2021.

Approximately 1500 plants were installed at the cove area of lot 288 on May 20, 2021. We then placed a buoyed cable and posted "NO BOATING/FISHING" signs in this area.

Unfortunately, we had two significant floods that washed out most of the in-water plants.

Aquatic Control will be re-installing the in-water plants at the end of this month (August).

Algae treatments: For the lake was approved and scheduled for a six-month period which began in April and the last treatment will be September 2021.

Fish Stocking – Fall 2020: In October of 2020, Clear Creek fisheries delivered 4,000 bass and 1,000 hybrid striped bass all 4-6" in length. We were also thankful for the Lake Santee Bass Tournament group, which donated additional adult bass worth close to \$600.

North Gate Entrance Drainage and Landscaping Project:

As recommended by a site evaluation and survey conducted by Purdue Extension, we initiated a drainage project at the north gate entrance. An open French drain was placed to prevent erosion. This project was also accompanied by planting various trees that help with absorbing large amount of water. Both the French drain and trees will help with the regulation and flow of storm water.

The project was fully funded by generous donations of close to 40 members and companies.

Membership Committee – Andy Laudick

Andy reported from August 2020 – July 2021 Lake Santee received 62 new members, which is an increase of 4 over last year's number of 58 and consistent with the year of year average of about 50+ new members every year.

Community Room – Andy Laudick

The Community Room was actively used with many dates used by our wonderful Women's Club. Members also used the room for birthdays and family activities throughout the year.

Building Committee & Clean Up – Ryan King

Ryan stated the following; I first off wanted to thank all of the current board members for being so inviting & helpful this year. I learned a lot from all of you & it was an honor to get a chance to serve my community with all of you.

I would also like to thank the members for giving me the opportunity to give back & serve this great community & I hope to continue in the future.

My assigned roll on the board was as the chair of building permits and clean-up. Here is what happened this past year:

- 1) 111 building permits were issued, 10 of which were for new homes.
- 2) Clean up sent out 25 letters after our clean up rounds & efforts were made. These included 14 courtesy letters 3 2nd notice letters & 3 3rd notice letters as well as 2 thank you letters and 3 fines. I hope our community understands that our standards are set / upheld for the greater good.
- 3) I initiated a litter clean-up day in May, which resulted in the removal of over 50 lbs. of trash and debris from our back roads. Thanks to all who participated.

During my year on the board, I was involved in many activities and committees. I feel I took every opportunity as a new board member to insert myself and offer my availability /skill sets to improve our community. Some of these actives / committees were.

- 4) By-laws committee where all of our by-laws were reviewed and updated to meet current laws and standards for the greater good of the community.
- 5) The revenue up initiative committee where we brainstormed and implemented ideas to increase community revenue with minimal impact to current members. One such idea that was implemented was the new member fee of \$250 that will start this year.

Once again thank you for allowing me to serve our community!!!

Roads & Maintenance – Bill Ryle

Bill reported, over 1300 tons of stone was placed, 43 tons of sand, and 20 tons of salt.

No paving was scheduled for this year.

Dust control has been a challenge with not being able to get Lignin. Other options are being discussed.

The unusual rains earlier this year caused a strain on the lakes drainage system. Keep in mind this was a flooding issue (act of nature) that affected many counties. There is a lot of construction going on so we need to make sure that it doesn't change our system. Thanks to maintenance, security, and the fire department for keeping the lake safe during the storms.

Also thanks to Brandon and the Maintenance Crew for their hard work being available all hours keeping up with the demands.

Security – Mike Manlick

Carol read the following report in Mike's absence.

I would like to thank John Lecher, Rick Crawford and the team for all their hard work. Please welcome, Jed Barnett for joining back on the security team.

LSPOA purchased a used truck for the security vehicle to help with patrols, transportation of wild animals and lost pets. The security team focused on safety violations and put in 25% more time on the lake for patrols. The security cameras we have around the lake have helped the security team and external law officers on multiple occasions.

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

Recognition of Clubs/Organizations

President Goodwin gave an opportunity for the recognition of various clubs and organizations at Lake Santee.

Booster Club – Paul stated on behalf of the Booster Club that he hopes everyone is enjoying the monthly Smoke Signals. He thanked the office for printing the labels each month. He thanked the maintenance crew for their assistance in transporting to the post office. He thanked Nancy for her hard work on collecting funds as this helps give excess money they are able to contribute back to the community such as the updated landscaping in the main parking lot. He also let everyone know that the BelAirs will return again in 2022 for another show.

Farmer's Market – Mary Tapke stated the next one will be in 3 weeks (end of August). This past one had over 130 dozen ears of corn available for purchase.

Women's Club – Mary Tapke stated 2020 was a bust with most events being cancelled due to Covid. But as of right now 2021 is back on track. The Women's Club was able to have their annual bake sale and auction. With the auction bringing in the most they've ever made. The exercise in the Community Room each week continues with line dancing having been added on

Thursday's at 10:30AM and it's become very popular. In December they will hold their annual Christmas party.

Optimist Club – Ed Fox stated that the Optimist Club meets on Thursdays at the Emergency Management Room at the old Sherriff's office. The club does a lot for the community and has a booth at the fair each year. Currently we have 70 or so flags. Notices are sent in January of the year they are due. Most are doing a 4-year for \$100. There is an ad in the Smoke Signals.

Election Committee Results

The election committee consisted of Nancy Fredrickson, Polly Ann Fox, and Donna Knight. 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 47 members represented at the meeting with 4 proxies for a total of 51 members. The results are as follows:

1st – Mary Tapke (142 votes)

2nd – Ryan King (138 votes)

3rd – Nathan Walsman (137 votes)

All three will serve three-year terms.

Runners up were Shannon Gibbs (135), Brad Hanna (124), Robert Kasee (98), and Tom DePalma (85)

Nancy stated there are 764 owners, 748 ballots were mailed, 321 ballots were returned along with 4 proxies returned, 9 ballot voided, and 3 proxies voided. Nancy thanked the candidates and noted this year we had a lot of write-in votes.

By-Laws Results

Yes – 170 votes

No – 88 votes

The amended by-laws passed. Nancy thanked the Board of Directors for the long and hard hours put into the revisions on By-Laws as many boards would not have tackled it. She thanked Shannon Gibbs and Carol Goodwin for their efforts.

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

- Reconsider how boat slips are assigned when available.
- Clarification of dogs on beaches
- High county taxes
- Annual Write-offs
- Security staffing & lack of appreciation to security staff
- By-Laws updates “plotted & deeded” & green space (shading on map)
- Trusts & Non-member classification
- Concern on rules and history/knowledge for newly elected Board

President Goodwin then asked all newly elected Board Members present to stay and have a short organizational meeting with the existing members. She went on to thank Shannon for her service on the Board. Shannon Gibbs adjourned the meeting on a motion, seconded by Stephanie Peetz, motion carried.

Respectfully submitted,
Stephanie Peetz, Secretary