

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 13, 2022

The Lake Santee Property Owners Association Board of Directors met on July 13, 2022 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Andy Laudick, Nathan Walsman, Mary Tapke, Gina Julien, Bill Ryle, Ryan King, Shannon Gibbs, and Mike Manlick. Employees present were John Lecher and Rick Crawford. Members present were Jim & Gayle Bryant (599), Bob & Karen Kasee (760), Ron & Vicki Wilson (510), Donna Knight (108), Bill & Valerie Collings (1387), John Cole (547), John & Lacy Hunt (912), Joyce Eddy (68), Deb Haboush (536), Nancy Fredrickson (348), Jennifer Asher (503), Tom & Jodi DePalma (218), Paul Gosnell (1147), Craig & Kim Stilwell (201), Matt & Shelle Griffin (1486), Rick Crawford (1482), Jenny Bird (1499), Carol Goodwin (285).

President Knight called for a review of the minutes of the June 8, 2022 meeting. The minutes were approved on a motion by Shannon, seconded by Mike.

Nathan Walsman gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Nathan then presented the following bills to the Board for approval:

August Mack	\$ 9,800	R B S K	\$ 4,820.00
Banks Lawn Care LLC	\$ 490.00	Rohr, Kevin	\$ 300.00
Best Way Disposal	\$ 3,601.41	Purchase Power	\$ 675.04
Cardinal Pest Control	\$ 90.00	Stone's Farm Service	\$ 12,326.85
Cardmember Service	\$ 1,324.12	Summit Microsystems	\$ 100.00
Circle City Pyrotechnics	\$ 6,000.00	Tapke, Mary	\$ 275.55
Colonial Life	\$ 97.00	TELISPIRE	\$ 105.00
Crawford, Rick	\$ 35.00	The Nice Law Firm	\$ 660.00
Deb's Cleaning Services, LLC	\$ 160.00	The Office Shop	\$ 1,023.50
Dec Co REMC	\$ 1,553.04	Tops Home Center	\$ 65.22
Dentons Bingham Greenebaum	\$ 9,340.52	Total	\$ 96,089.19
Eads Murray & Pugh	\$ 350.00		
G P C	\$ 838.33	<i>Bills Paid Prior</i>	
Harrison Sand & Gravel	\$ 33,828.47	Best Way Disposal	\$ 3,993.40
Hellmich, Chris	\$ 300.00	Knight, Steve	\$ 300.00
Johnson, Richard	\$ 347.70	MadHatter DJ	\$ 300.00
Lake Santee RWWD	\$ 610.88	Plunkett, Timothy & Jenn	\$ 500.00
Lecher Farm Service	\$ 101.10	Stevens, Anthony	\$ 750.00
Lecher, John	\$ 191.60	INDORits (tax)	\$ 139.94
LSPOA – Petty Cash	\$ 147.85	Pitney Bowes Fin Svcs	\$ 212.61
Meyer, Bernard	\$ 2,934.78		
Pieczonka Unlimited	\$ 188.00		
Premier Energy	\$ 3,408.23	Total all disbursements	\$ 102,285.14

After presentation, the bills were approved for payment on a motion by Shannon, seconded by Mary.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member stated the women's club will have a recipe book coming out for the August 6th auction. Price will be announced shortly.
- Member stated that any business that would like to donate to the auction to contact Mary Johnson.
- Member wanted to say thanks for approval of the Love Lake Land group. The first meeting will be on the beach this weekend.
- Member discussed a leak on their lot. John stated he will bring that up to RWWD as it is their line.

CORRESPONDENCE

- We received an email from Great Plains Communication, formerly ETC, that they were migrating their email platform. Since the migration, our old etczone.com emails no longer forward to our new lake-santee.com emails. Please use the lake-santee.com emails going forward.
- We received several complaints about boating violations and concerns for safety. The most common issues are standing while the boat is in motion, riders in front of boat rails, boats above idle speed within the 100' (200' for wake surfers) of the shoreline, and boats swerving in and out of heavy traffic. Boat patrols on the water have been increased and security is monitoring boating from lake access lots.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

Nothing to report this month.

Recreation – Mary Tapke

The following events were completed:

June 11: Fast Ed and the Sticks Band

June 25: The Harmonics Band

July 2: Mad Hatter DJ, Oddz r band and Fireworks

July 3: Youth Fishing Tournament

July 9: Slammer Jazz Band

Upcoming events include:

July 30: Luau and entertainment by Jaxson Deno

July 30: Farmers Market

Aug 13: Farmers Market

Aug 13: Outdoor movie in the amphitheater

Aug 27: Fast Ed and the Sticks Band

Sep 3: Labor day party with Dinner and entertainment

Mary made a motion to approve the following changes to the recreation schedule:

- Car show (August 27) canceled due to lack of interest
- Car show replaced with band (August 27): Fast Ed and the Sticks
- Labor day band booked for Sept 3 (Bannister Family Bluegrass Band) called and cancelled due to illness

- Replacement labor day band was found: Bobby J and the Ol' T Allstars band (at an additional cost of \$200)

Mike seconded the motion and the motion carried.

Lakes & Beaches – Gina Julien

Fall Fish Stocking:

We received proposals for our fall fish stocking program from multiple vendors. Aquatic Control provided the lowest bid. Upon approval, Aquatic Control will stock 3,500 large mouth bass 4” to 6” in size and 1, 500 hybrid striped bass 4” to 6” in size during the fall.

Nathan motioned to approve \$10,165.00 for Aquatic Control fall fish stock. Billy seconded, motion carried.

Validation of dredge spoils removed and new depths in Pirates Cove:

Prior to our contractor dredging Pirates Cove, Lake and Beaches Committee member, Greg Yazel, charted depths using sonar at 35 waypoints throughout the cove. We then took depth measurements at the same waypoints following the completion of dredging. Our measurements showed an average depth of removed sediment of 2.7 feet throughout the 3.24 acres of Pirates cove. To validate the charges for cubic yards removed and cost, from our pre and post measurements, we calculated 14,166 cubic yards of sediment removed versus the contractor’s final charges for 13,840 cubic yards removed. This is within a 2% difference and in our favor. As far as final depths in this cove, we started at a maximum depth of 4.8 feet down to 2.2. Post dredging, depths in this cove now range from 7.4 to 5.2 feet in areas dredged. With the removal of all this sediment, we now have a whopping additional 2.7 million gallons of water!

A big “thank you” goes out to Greg Yazel for his work on charting and validating this information.

Membership – Shannon Gibbs

We had three new members to report in the month of June.

Community Room Committee – Shannon Gibbs

There were six Community Room rentals in the month of June, and one Shelter rental.

There was a request for Trivia to be held in the community room. The decision by the board was that a member could rent the community room as any other member. The decision was made due to liability, clean up, as well as having availability of the community room for other functions.

Building Committee – Ryan King

The following Building Permits were issued in June:

Mark & Heather Melvin	818	Deck
Richard Crawford	1482	Outbuilding
Sandra Taylor & Dawn McQueen	107	Boat Dock
Edwin Hunter	295	Culvert
Dan Haneline	251	Shingles
TK Constructors	867	House

Clean Up – Ryan King

Lake side cleanup tour was rescheduled for this week on 7/14/22.

Currently there are 15 properties under watch & 3 violation assessments for cleanup.

Roads & Maintenance – Bill Ryle

General maintenance is ongoing. Brandon will be starting dust control application shortly.

Security – Mike Manlick

Boat patrols on the water have been increased in 2022 and security is monitoring boating from lake access lots.

Many tickets were written and several non-member boats were escorted off the lake.

We also received several complaints about boating violations and concerns for safety.

The most common issues are:

- Standing while the boat is in motion
- Riders in front of boat rails
- Boats above idle speed within the 100' of shoreline and 200' for Wake Surfing.
- Boat's swerving in and out of heavy traffic

Please do your part and also See Something Say Something. Please, if you engage others do so in a positive manor.

OLD BUSINESS

No old business to report

NEW BUSINESS

- Sale of lots 124, 89, 88 – Nathan made a motion to sell the lots for the agreed upon purchase price, Andy seconded, motion carried.
- Transfer of set asides – Nathan made a motion to approve the transfer from checking to set asides, Andy seconded, motion carried.
- Mutual Termination of Restaurant Lease – Steve discussed that Bryant's at the Beach and the LSPOA has reached a mutual termination of their lease and wanted to thank the Bryant's for their contribution

and encouraged members still support the Bryant's and the golf cart runs. Shannon made a motion to approve the termination of the lease, Ryan seconded, the motion carried.

- Tree City Flute Circle 9/24 Amphitheater – Mary to motion to accept the special event, Nathan seconded, the motion carried.
- Marina Store lease has been tabled pending additional information.
- Marina Residential lease – Ryan to motion to accept the lease based on terms discussed in the executive meeting. Mike seconded. The motion carried.
- Marina purchase down payment \$210,000 from Money Market. Shannon made a motion to transfer money from money market to checking, Andy seconded, the motion carried.
- An election committee has been established. The committee will consist of Nancy Fredrickson, Donna Knight, and Keaton Mueller. Shannon made a motion to approve the committee, Ryan seconded, the motion carried.

MANAGER'S REPORT

Thank you to Billy Ryle for building the picnic tables for FOWALS.

Ballots for the 2022 Board of Directors Election were mailed early on Friday July 9th to beat the postage increase. Please review the candidates, vote and return your ballot to the office prior to 1:00 PM on August 13th.

Attention Boaters: Reminder to bring your boat to No Wake speed prior to the No Wake buoy when entering a cove. Violations for breaking this Rule 4.12, is an automatic \$75.00 assessment.

There being no further business, Shannon moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on August 10, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the August 10, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary