

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 10, 2022

The Lake Santee Property Owners Association Board of Directors met on August 10, 2022 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Mary Tapke, Gina Julien, Ryan King, Shannon Gibbs, and Mike Manlick. Directors not present were Andy Laudick and Billy Ryle. Employees present were John Lecher and Rick Crawford. Members present were Jim & Gayle Bryant (599), Bob & Cathy McDaniel (340), Bob & Karen Kasee (760), Vicki & Ron Wilson (510), Nancy Fredrickson (348), Paul Gosnell (1147), Dick & Judy Veach (1384), Gordon & Susan Burgess (814), Bill & Valerie Collings (1387), Craig & Kim Stilwell (201), Mary Fox (366), Polly Fox (881), Shellie Griffin (1486), Tony & Connie Adelman (198), Harlan & Charlene Smith (892), MaryAnn Barnett (1374), Larry Williams (810), and Dave Julien (851).

President Knight called for a review of the minutes of the July 13, 2022 meeting. Ryan King noted that the time for the Tree City Flute Circle Concert should be 5:00 – 8:00 pm on September 24th. The minutes were approved on a motion by Gina, seconded by Mary.

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:

Best Way Disposal	\$	4,505.57	Scholle's Land Surveying	\$	2,110.00
Cardinal Pest Control	\$	45.00	Stone's Farm Service	\$	110.63
Cardmember Service	\$	121.53	Summit Microsystems	\$	50.00
Colonial Life	\$	97.00	Telispire	\$	210.00
Crawford, Rick	\$	35.00	The Nice Law Firm, LLP	\$	412.50
Deb's Cleaning Services	\$	248.00	Tops Home Center	\$	112.28
Decatur Co REMC	\$	1,378.01			
Dentons Bingham Greenbaum	\$	10,888.42	<i>Bills Paid Prior</i>		
Fast Ed (Phil Best)	\$	350.00	Bryant's Bar & Grill	\$	300.00
G P C	\$	838.33	Deno, Jackson	\$	300.00
Jenkins, Robert	\$	800.00	Herbert, Jane	\$	1,000.00
Laine Chemicals	\$	3,174.69	Lake Santee Marina	\$	988.46
Lake Santee RWWD	\$	622.07	Lake Santee Marina, LLC	\$	10,000.00
Lecher Farm Service	\$	64.18			
Lecher, John	\$	311.12	Total all disbursements	\$	43,973.71
Premier Companies	\$	4,095.26			
Purchase Power	\$	417.98			
R B S K	\$	387.68			

Marina					
Business Document Center	\$	87.25	<i>Bills Paid Prior</i>		
Lecher, John	\$	60.00	Dec Co. REMC	\$	25.00
Premier Energy	\$	1,544.01			
Straber Oil, Inc.	\$	1,855.08	Total all disbursements	\$	3,571.34

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Connie Adelman (198), on behalf of the Women's Club, thanked everyone who donated or attended. They do not have the final tally but collected a little over \$8,000. The Women's Club will be meeting in September to discuss potential projects. Connie also reminded everyone that the cookbook will be available for sale in the office and at the farmer's market on Saturday.
 - Connie also noted that the area around the entrance needs the bushes trimmed and weeds pulled, including the area around the totem pole.
 - Connie commented about trivia and the concerns expressed by members.
- Vicki Wilson (510), updates for LLL Club. Thanked recreation for inviting them to participate in the Luau. The LLL Club would like to volunteer to help recreation with the Labor Day Beach Bash. The LLL Club also held a bake sale at the farmer's market and will be selling plants at the upcoming farmer's market. LLL Club having an ice cream social with their meeting on August 21st at the East Beach. Bring your favorite topping!
- Larry Williams (810), question about covered dock and building regulations. He is concerned about dock that is blocking his view with a "party deck". Questions about the signature process. Ryan King and John Lecher addressed the process.

CORRESPONDENCE

- Received an email from multiple members in anchor cove concerned about safety issues with boats blocking travel lanes and invading property owner's dock space. John informed them that it would be discussed with the Board and Security would monitor anchor cove for clear travel lanes.
- Received an email from Jane & Chuck Bryant with the following message. "We would like to thank the Lake Santee Board and the Lake Manager for working with us during our time leasing the restaurant! We definitely want to thank The Lake Community that supported us during the Covid Years and this year that has been filled with staffing issues! Hope to see you all soon at Bryants Bar and Grill!" Sincerely, Chuck and Jane Bryant
- Received an email about the improvement in water clarity in the lake. John informed them that we feel it is due to the amount of sediment removed from dredging and hopefully we will see additional water clarity with regular dredging over the years.
- Received an email from a group that wants to give some input on the rule for signs for garage sales. They also have a concern for hooks being in the lake when people fish from boats parked at the beach. John informed them that the board is reviewing the garage sale rule and welcome feedback. Also, the board would discuss fishing from the boats at the beach.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

Rule 13.4 – 1st Reading

Current Rule:

A home sale means the sale of personal property to the general public conducted on any portion of the property owners' lot(s) within the Subdivision.

Proposed Rule:

A **garage/yard** sale means the sale of personal property to the general public conducted on any portion of the property owners' lot(s) within the Subdivision.

Rationale: Clarify that the rule is meant for yard sales and garage sales and not the sale of a home.

Nathan made a motion to accept the first reading, Gina seconded the motion, and the motion passed.

Rule 13.5 – 1st Reading**Current Rule:**

No home sale shall be conducted on the same property more than once in a calendar year.

Proposed Rule:

No **garage/yard** sale shall be conducted on the same property more than once in a calendar year.

Rationale: Clarify that the rule is meant for yard sales and garage sales and not the sale of a home.

Nathan made a motion to accept the first reading, Ryan seconded the motion and the motion passed.

Rule 13.6 – 1st Reading**Current Rule:**

No home sale shall last more than two consecutive days. A sign not larger than 24" x 36" may be posted during the sale on the lot where the sale is being conducted. No trailblazer signs are permitted.

Proposed Rule:

No **garage/yard** sale shall last more than two consecutive days. A sign not larger than 24" x 36" may be posted during the sale on the lot where the sale is being conducted. No trailblazer signs are permitted. **Any exceptions require the approval of the Board.**

Rationale: Clarify that the rule is meant for yard sales and garage sales and not the sale of a home. Allow the board to approve trailblazer signs to assist in drawing attention to individual sales off the main drive.

Nathan made a motion to accept the first reading, Mike seconded the motion and the motion passed.

Recreation – Mary Tapke

The following events were completed since the last meeting

- July 19 and August 2 Bid euchre
- Belairs performed on July 23
- July 30 Farmers market
- July 30 Luau with entertainment by Jaxson Deno

Upcoming events include:

- August 16 and August 30 Bid euchre
- August 13 Farmers market and outdoor movie in the amphitheater

- August 27 Fast Ed and the Sticks Band – Possible food trucks, Mike motioned to accept pending requirement of certificate of insurance and self power, Mary seconded, motion carried.
- September 3 Labor Day Party with Dinner and entertainment

Lakes & Beaches – Gina Julien

Update on New Rental Slips and Kayak Launch:

Four new docks were ordered in January of this year for the purpose of adding three new boat slips and one additional dock to attach the new kayak launch. Unfortunately, these have been back ordered. The distributor has now given us a delivery date of August 24. Once the docks are received, the three new boat slips will be installed, the kayak launch can be attached to the fourth new dock and placed in the fishing cove as previously determined. The backorder situation is beyond our control, but we want to thank those affected for their patience.

Membership –

We had two new members to report in the month of July.

Community Room Committee –

There were four Community Room rentals in the month of July, and a community Luau.

Building Committee – Ryan King

The following Building Permits were issued in July:

Aimee Collins	402	Fence
Don & Linda Saunders	470	Re-Shingle
Timothy & Diane Weber	1323	Re-Shingle Garage

Clean Up – Ryan King

Thank You – 9

Courtesy – 3

2nd Notices – 2

Building fines - 1

Roads & Maintenance – Bill Ryle

No updates to report this month

Security – Mike Manlick

No updates to report this month

OLD BUSINESS

- No old business to discuss

NEW BUSINESS

- Private dredging was done on someone's property and had riprap installed on their property. The contractor carried the riprap onto LSPOA property by approximately 12'. The owner asked the

LSPOA to cover the cost and the decision was to split the cost with the homeowner since the LSPOA property will benefit in the future but was not currently needed. Gina made a motion to accept the decision, Mary seconded the motion and the motion passed.

- Restaurant Committee update – The committee has been gauging interest around the community. There were 5 interested parties but one has withdrawn. The remaining 4 parties either have been interviewed or will be interviewed for the lease.
- Trivia – The topic was discussed in the executive meeting. Trivia can be held in the currently vacant restaurant. Mary stated the recreation committee will sponsor the event so Mary will supervise the cleanup of the events with the help of others in the club. Mary made a motion to allow trivia as discussed, Mike seconded, and the motion passed.
- Approval of loan of \$15,000 to the marina for start up – LSPOA will loan the money to the marina LLC - Nathan motioned, second from Shannon, and the motion passed.
- Approval to purchase a jeep for the marina \$20,000 - Motion by Shannon Gibbs to provide the marina a loan of up to \$20k for the purchase of a jeep, second by Ryan King. Motion passed.
- Approval of lump sum payments for the marina assessment – Members will have an opportunity to pay their marina assessment in a lump sum. If the lump sum payment is made by 10/1, the payment will be \$825. If paid by 4/1, payment will be \$840. A motion was made by Gina Julien, seconded by Nathan Walsman to accept this lump sum payment plan. Motion passed.
- Approval of Appreciation Open House for Geis' – Saturday of Labor Day weekend we should have a reception for the Geis' to show our appreciation for their years of services. Mary made a motion to approve funds of \$500 for the reception at the community room, Mike seconded, motion passed.
- Resolutions – Sale of lots 129, 89, 88 with Steven Knight (President) and Nathan Walsman (Secretary/Treasure) being signers on the documents for the sale of the lots – Gina motioned, Ryan second, passed. Marina Comm Dissolved – Mary motioned, second Gina, and the motion passed. Marina Store Lease – Gina motioned, Shannon seconded, motion passed.
- Security cameras – Upfront cost of \$1750 with monthly charge of \$18.90 for the marina, Mike made motion, Ryan second, motion passed.

MANAGER'S REPORT

Thank you to outgoing board members Shannon Gibbs, Mike Manlick and Billy Ryle. I appreciate your time and efforts during the last several years. We overcame challenges with Covid and making tough financial decisions for projects to carry us into the future.

The marina store hours are posted on our website. We are adding a page on our current website for the marina. We added a new email for the marina: marina@lake-santee.com. There will be additional information and a service form request soon. We will be offering the following:

- Gas sales
- Marina store sales including bait, pop, snacks, ice, boating supplies
- Boat/Trailer storage on land
- Dock slip rental
- Shrink wrapping boats
- Winterizing outboard boats
- Launch/Loads
- Pontoon cleaning

Thank you to our summer workers: Laney Walsman, Tyce Robbins, Ava Hatton, Eli Weisenbach, Charles Cole, Conner Larison, Marshall Snell, Brayden Laudick, Randy Depew and Steve Topmiller. Often times they had to work in hot temperatures and rain.

There being no further business, Mike moved to adjourn, seconded by Shannon, motion carried. The next regular meeting will be held on September 14, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the September 14, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary