

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 14, 2022

The Lake Santee Property Owners Association Board of Directors met on September 14, 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, Tony Adelman, Polly Ann Fox, Mary Tapke, Gina Julien, and Autumn Hurm. Employees present were John Lecher and Rick Crawford. Members present were Jim & Gayle Bryant (599), Donna Knight (108), Tom & Jodi DePalma (218), Carol Goodwin (285), Nancy Fredrickson (348), Joyce & Dave Eddy (68), Paul Gosnell (1147), Craig & Kim Stilwell (201), Gordon & Susan Burgess (814), Bill & Valerie Collings (1387), Bill Ryle (579), John & Lacy Hunt (912), Dave Julien (851), Connie Adelman (198), Rick Crawford (1482), Shannon Gibbs (352), Dick Veach (1384).

President Knight called for a review of the minutes of the August 10, 2022 meeting. The minutes were approved on a motion by Gina, seconded by Mary.

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

Best Way Disposal	\$	4,259.71	Purchase Power	\$	641.98
Cardinal Pest Control	\$	45.00	R B S K	\$	175.00
Cardmember Service	\$	462.42	Summit Microsystems	\$	450.00
Colonial Life	\$	97.00	Tops Home Center	\$	71.96
Crawford, Rick	\$	35.00	V3 Companies	\$	39,581.91
Deb's Cleaning Services	\$	147.00	Walters Tire Center	\$	812.57
Decatur Co REMC	\$	1,273.81			
Dentons Bingham Greenbaum	\$	503.14	<i>Bills Paid Prior</i>		
DISA	\$	61.50	Lake Santee Booster Club	\$	385.00
G P C	\$	838.33	Lake Santee Marina, Inc.	\$	14,954.46
Greensburg Tool & Supply	\$	367.55	Lake Santee Marina, LLC	\$	20,000.00
Lake Santee Marina, LLC	\$	111.54	Lake Santee Marina, LLC	\$	5,000.00
Lake Santee RWWD	\$	583.37	Murphy Insurance	\$	7,018.00
Lecher, John	\$	250.18	Wickizer, Eric and Kim	\$	153.84
Martin Overhead Door	\$	233.73	Total	\$	47,511.30
Premier Companies	\$	1,290.93	Total all disbursements	\$	99,804.93

Marina

Dec Co REMC	\$	344.92	<i>Bills Paid Prior</i>		
G P C	\$	520.31	Medart Marine	\$	6,318.32
Interstate Batteries of In	\$	280.85			
Lecher, John	\$	148.48	Total all disbursements	\$	8,214.37
Lake Santee Marina, Inc.	\$	946.41			

After presentation, the bills were approved for payment on a motion by Nathan, seconded by Gina.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Bill Collings wanted to say thank you to Connie Adelman, Cathy Bryant, and Lacy Hunt for cleaning up the restaurant for trivia. A television has been loaned to trivia by Kathy & Gary Tarzwell and is ready to go.
- Member stated the Lake Santee Women's Club had a profitable fundraising year and at their September meeting voted on how the funds would be allocated. Thanks to everyone that helped with the fundraising.

CORRESPONDENCE

- We received an email from a member with several questions including the water drainage plan for the community. Steve answered the questions and John forwarded information on the Purdue Inlet Review and the ongoing Silt & Sediment project.
- We received an email follow up from a request to divert rainwater back into the original ditches where it is flowing across Santee Drive. John is working with the homeowners in the area to install surface drains.
- We received a phone call from a member about the buzzards (Turkey Vultures) destroying their pontoon seats. John informed the member that they are a protected bird. We have some "shell crackers" that can be shot to scare them into the woods. We must try to scare them before we can file for a permit to shoot them. We will monitor the area and shoot the shell crackers if it is safe.
- We received an email from a member about clean up under electric lines and an un-mowed ditch. The area will be reviewed by the Clean-up Committee.
- We received an email from a member about drainage at lot 279. John will meet with the member to discuss the findings from the engineer report.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 13.4 – 2nd Reading

Current Rule: 13.4 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: 13.4 A ~~home~~ **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 second reading, Polly seconded the motion, and the motion passed.

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

Rule 13.5 – 2nd Reading

Current Rule: 13.5 No home sale shall be conducted on the same property more than once in a calendar year.

Proposed Rule: 13.5 No ~~home~~ **garage/yard** sale shall be conducted on the same property more than once in a calendar year.

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

Nathan made a motion to accept the second reading, Polly seconded the motion, and the motion passed.

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

Rule 13.6 – 2nd Reading

Current Rule: 13.6 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: 13.6 No ~~home~~ **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 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 second reading, Polly seconded the motion, and the motion passed.

Nathan made a motion to accept the third reading, Autumn seconded the motion, and the motion passed.

Recreation – Mary Tapke

The following recreation events occurred since the last meeting:

- August 16 and 30: Bid euchre in the Community Room
- August 13: Farmers Market
- August 13: Outdoor movie in the amphitheater
- August 27: Fast Ed and the Sticks band
- August 27: D&D Lunchbox (food truck) at Lake Santee
- Sept 3: Dinner in the Comm. Room and Bobby J and the ol’ T Allstars band. The band played at Bryants instead of the amphitheater as planned (due to the non-stop rain).
- Sept 3: Goodbye party for the Geis in the Community Room
- August 25 and Sept 1 and 8: Trivia in the restaurant

September upcoming events include:

- Sept 13 and 27: Bid euchre in the Community Room
- Sept 15, 22 and 29: Trivia in the restaurant
- Sept 24: Tree City Flute Circle in the amphitheater

Lakes & Beaches – Gina Julien

Lake Water Level Lowering:

Rule 13.10 states that lake water level lowering will begin the second week of October with the winter water level being set between 3 ft. and 4 ft. 9 in. below overflow elevation. After consulting with the Lake Manager, we will recommend that the water level be lowered by 4'0" (weather permitting) for homeowner dock repairs or installation or shoreline projects, as well as for the evaluation of the north end for future dredging.

Gina made a motion to lower the lake by 4 ft. beginning October 15. Nathan seconded the motion.

Gina then rescinded the motion and made a new motion to lower the lake by 4 ft. beginning October 15 and then raise the water level back to the 3 ft. beginning February 1. Nathan seconded the motion and the motion passed.

Streambank Stabilization and Wetlands Project:

The Lake and Beaches committee members met with our design firm engineer, V-3 to review the proposed design for the mitigation project at the north end of our property. Committee members had the opportunity to review the proposal, ask questions and select options for the design. V-3 has now finalized the design and is submitting to IDNR (Indiana Department of Natural Resources) a request for "construction in the floodway permit". The anticipated turnaround time for IDNR's review and approval will take approximately six to nine months. Permit requests are also being sent to the Army Corp of Engineers and IDEM (Indiana Department of Environmental Management). The approval time from these two agencies is approximately three to four months. If all permits are approved, we hope to start construction by July or August. We will host an informational meeting to review the design once permits have been granted and any changes have been made as requested by any of the above agencies.

Membership – Polly Ann Fox

We had one new member to report in the month of August.

Community Room Committee – Polly Ann Fox

There were four Community Room rentals in the month of August.

We are planning our Breakfast with Santa on December 10, 2022. We are working on the details of the event.

Polly made a motion to spend up to \$200 for expenses for the Breakfast with Santa. Gina seconded the motion and the motion carried.

Marina – Polly Ann Fox

We want to welcome the Robbins family who will be operating the Marina Store and the gas pumps. We did a store front spruce up on Wednesday August 31, 2022. Thank you to Ryan King, Ann and Larry

Kiernan, Terry Fox, and Brayden Laudick. The Robbins family began moving in product on that same day. Their store hours are posted on the Lake Santee website. Please stop by to welcome them and support their business. They plan to have more good things to come.

We have posted the Winterization Fees on the Lake Santee website. We plan to operate the winterization project for property owners during the months of September and October and will hopefully finish any shrink wrapping or pontoon cleaning, if needed, in early November.

This first year will provide some challenges to meet the estimated numbers from the Marina Committee. We understand this will be an erudition year in operating the marina. We are working to divide out the three aspects of the marina which include the marina store, the residence, and the shop: electricity, gas, internet, phone, heating/cooling, etc.

Polly made a motion to approve a marina expense credit card from First Financial with a credit limit of up to \$20,000 for operating expenses, if needed, with John Lecher as the authorized signer. The purpose of the credit card, to allow Marina LLC to purchase product and operating supplies since the Marina LLC currently has no credit history with vendors. Nathan seconded the motion and motion carried.

We appreciate the support of the property owners in this important endeavor and urge all of you to support the marina store and utilize the marina services.

Building Committee – Ryan King

The following Building Permits were issued in August:

Greg Ewing	1575	Outbuilding
Mike Manlick	350/351	Boat Lifts and Dredging
Carson & Pamela Trent	1174	Carport
Tim & Monika Stricker	927	Deck
James & Gayle Bryant	599	Shingles
Zach & Daniella McCurdy	1018/1019	Outbuilding
Joe Hooten	371	Fence
Jennifer Asher	503	Siding
Gary and Lynn Fields	580	Boat Dock

Clean Up – Ryan King

No report.

Roads & Maintenance – Andy Laudick

Brandon said that the month of August was mainly applying dust control.

Security – Autumn Hurm

Autumn thanked Mike Manlick for his 3 years on the board and working alongside Lake Santee security to make so many improvements and progress for a safe community.

Autumn was able to meet with John Lecher for an update on security and goals for the coming year.

During the last year, a Security Training and Best Practice Guide/handbook was organized by the security committee with the help and guidance of Chip Ayers and Rick Crawford, security team. Chip Ayers offered monthly in services to assist the team on improving consistency, professionalism, logging accuracy, and emphasis on personal safety and de-escalating altercations. The handbook also spells out a more detailed approach to orientation and on boarding new team members.

We plan to increase security team to a second full time person to join Rick. A big thank you to Jed and Mike for their service as they are leaving the team to pursue new adventures. As of now, three candidates have been interviewed.

The main goal for next year is to continue emphasis on boater safety and work to complete a boater safety video that will be available to watch for all members who plan to launch or operate a boat on Lake Santee. With the help of Ryan Carter, we hope to have this available by early Summer 2023.

We will continue the slogan “See Something Say Something”, to keep Lake Santee a safe place for families to continue to enjoy our beautiful lake.

OLD BUSINESS

- Restaurant Committee Update – Mary presented some general information regarding the potential restaurant candidates, with one unnamed candidate being recommended.

Mary made a motion to move forward with the next steps of vetting the recommended candidate, Polly seconded the motion and motion carried.

NEW BUSINESS

- Trash bag increase – There was a general discussion regarding the reasons for a trash bag increase. In addition to an increased cost of the trash bags, there has been an increase in the cost of the trash removal, and year to date, the trash bag sales have not covered the trash removal expense. Based on discussion in the Executive meeting, John recommended increasing the small bags from \$9 to \$10 per pack, and large bags from \$16 to \$20 per pack.

Autumn made a motion to accept the increase of the small trash bags from \$9 to \$10 and large trash bags from \$16 to \$20, Tony seconded the motion, and motion carried.

- Lump sum payment on the Marina loan – John reported that 60 LSPOA members prepaid their Marina Special Assessment of \$825 (when paid by October 1), totaling \$94,500. John requested approval to pay down marina loan at First Financial based on the \$49,500 collected to date.

Tony made a motion to transfer \$49,500 from First Financial checking to pay down the marina loan at First Financial, Gina seconded the motion and motion carried.

MANAGER’S REPORT

John requested approval for the 2022-2023 Canadian Geese Hunt with open season being Sept. 10 – 18, Oct. 29 – Nov. 6 and Nov. 19 – Feb. 12. Hunters this year will be Brandon Litmer, John Lecher, Ryan King, Mark Koehne, Kevin Belter, Kyle Kennelly, Todd Pieczonka and Will Pieczonka.

Gina made a motion to approve the 2022-2023 Canadian Geese Hunt dates and hunters, Autumn seconded the motion and motion carried.

The Lake Office is no longer open on Saturdays. We will start the Saturday hours again March 4, 2023.

We are scheduling fall boat service through the marina. You can reach us by phone at 812-527-2400, email marina@lake-santee.com, or fill out a service request form under the Marina tab on our website at lake-santee.com. We don't have set service hours, so if you get a voice mail, please leave a message and we will return your call.

John also encouraged members to sign up email alerts on the member portal, lake-santee.com. Anyone needing assistance can contact the Lake Santee office.

There being no further business, Gina moved to adjourn, seconded by Mary, motion carried. The next regular meeting will be held on October 12, 2022, at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the October 12, 2022 meeting.

Respectfully submitted,
Tony Adelman, Secretary