

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 12, 2022

The Lake Santee Property Owners Association Board of Directors met on October 12, 2022 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Ann Fox, Mary Tapke, Autumn Hurm, Andy Laudick, and Ryan King. Employees present were John Lecher, Rodney Hinson, and Rick Crawford. Members present were Jim & Gayle Bryant (599), Donna Knight (108), Tom & Jodi DePalma (218), Nancy Fredrickson (348), Paul Gosnell (1147), Craig & Kim Stilwell (201), Gordon & Susan Burgess (814), Bill & Valerie Collings (1387), Rick Crawford (1482), Walt Jerrell (737), Mark Hirt (1107), John & Deb Foudray (1142), Bob & Cathy McDaniel (340), Ron & Vicki Wilson (510), Mark Weckop (1046), Jed Barnett (1374), Drew & Joni Pringle (139), Jay Power (1190), Debbie Haboush (536), Jenni & Brad Hanna (206), Steve Alverson (900), and Micah Brewer (1089).

President Knight called for a review of the minutes of the September 14, 2022 meeting. The minutes were approved on a motion by Mary, seconded by Polly.

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

Cardinal Pest Control	\$	45.00	Murphy Insurance Agency	\$	2,880.00
Cardmember Service	\$	328.39	OEM Diesel	\$	491.28
Colonial Life	\$	328.65	Premier Companies	\$	2,947.81
Crawford, Rick	\$	35.00	R B S K	\$	51.90
Deb's Cleaning Services	\$	82.00	Stone's NAPA	\$	71.20
Decatur Co REMC	\$	1,091.04	Summit Microsystems	\$	50.00
Dentons Bingham Greenbaum	\$	503.14	Telispire	\$	106.50
Dyna-Pak Corp	\$	4,435.25	The Nice Law Firm	\$	830.00
First Financial	\$	56,925.00	The Office Shop	\$	33.38
Gillman Home Center	\$	7.99	Tops Home Center	\$	96.11
G P C	\$	838.33	West Side Tractor Sales	\$	115.60
Lake Santee RWWD	\$	569.86	Total	\$	78,068.52
Lecher, John	\$	206.41	<i>Bills Paid Prior</i>		
LSPOA – petty cash	\$	177.97	First Financial Bank	\$	49,500.00
Meyer, Bernard	\$	4,820.71	Total all disbursements	\$	127,568.52

Marina					
Dec Co REMC	\$	321.17	<i>Bills Paid Prior</i>		
G P C	\$	12.60	Bryan J Hiatt	\$	13,000.00
Interstate Batteries of In	\$	280.85	LSRWWD	\$	58.10
Lecher, John	\$	507.97	Medart Marine	\$	1,096.00
LSRWWD	\$	139.11	Steven T Knight	\$	1,331.30
Murphy Insurance Agency	\$	144.00	Total all disbursements	\$	17,466.97
Total	\$	1,981.57			

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

MEMBER INTRODUCTIONS AND COMMENTS

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

A member had questions about the marina residence, pool, electricity and safety. Suggested the residence be used as commercial space. Also asked about addressing the seawall. The seawall upkeep will be addressed in the budget process.

A member requested clarification on a large expense. They felt there should be more detail to large expenditures for more transparency on association expenses.

A member explained a situation related to a boating violation. Member didn't get pulled over for a violation, but received a ticket for going in the wrong direction. Didn't receive photo of the violation. Got a ticket and now late charges. Concerned that we are turning neighbors against neighbors. Felt that addressing violations are security responsibility. John stated that when the member called him, he explained the process to appeal it in closed executive session. Member said he didn't have time to come to a meeting so he would pay the ticket. John followed up with the Security Chief and was given the incident report written by the Security Officer. Security received a call that a boat was going in the wrong direction and was given a description and lot number. Security drove the boat in that direction and observed it on the other side of the lake going in the wrong direction. When he worked through the heavy traffic, he lost sight of the boat. The description matched and a violation was written. The member stated on the phone that there are violations all the time. John agreed and said the is why we have "See something, Say something". John receives texts all the time of boats making violations. But, we only write tickets if security, John or a board member witnesses it. There was then a conversation about the safety aspect. The member had additional questions about UTV's and clean up.

CORRESPONDENCE

- Received an email from a member concerning some erosion at the marina. Polly responded that the repairs at the marina will be handled as needed.
- Received an email from a member suggesting another option for the Marina Assessment payment. John informed them that no additional options are being considered due to administrative tracking.

COMMITTEE REPORTS

Rules & Regulations – Steve Knight

No update for the month.

Recreation – Mary Tapke

The following events occurred since the last meeting:

September 13 and 27 and October 11 Bid euchre in the Community Room
Sept 15, 22, 29 and Oct 6 Trivia in the restaurant

October upcoming events include:

October 25 and Nov 1 and 8 Bid euchre in the Community Room 1pm

Mary made a motion to increase bid euchre to meet once a week in the community room. Polly seconded the motion. There was discussion about overloading the community room schedule and reducing time slots available for business meetings of the association and district. Mary rescinded the motion.

Mary motioned to increase bid euchre to meet once a week in the restaurant until a lease was executed. Autumn seconded. There was a question as to how many members attended. 10- 12 members. Motion carried.

October 13, 20 and November 3 and 10 Trivia in the restaurant 7pm
October 29 - Trunk or treat/Trick or treat 5:30-7:30

Mary received a complaint about children being scared by a chainsaw. She asked that nothing too scary is done on the trick or treat route.

Lakes & Beaches – Steve Knight

We would like to extend our thanks and gratitude to the Lake Santee USA Bassin Tournament group. Through the teams' generous donations, they were able to purchase and deliver to our lake approximately 200 adult largemouth bass.

The regular Lake Santee fish stocking of bass and hybrid striped bass through Aquatic Control will occur later this month.

Please note that all fish delivered to our lake are through certified fisheries and have been previously approved to insure the health of our current fish population. Fish being transported from other sources (lakes/rivers) may harbor diseases that could damage our waters or fish. Remember, it is illegal to transport fish or other species from one body of water to another.

Membership – Polly Ann Fox

We had 4 new members in the month of September.

We are currently looking at December 3, 2022, April 15, 2023, June 24, 2023 and September 23, 2023 for our New Membership Orientation dates. We will post these dates in the Smoke Signals calendar and we will mail invitation letters.

Community Room Committee – Polly Ann Fox

There were 3 Community Room rentals in the month of September.

The Breakfast with Santa will be on December 10, 2022. The Kiwanis will once again provide the breakfast from 9:00 - 11:00 am. Santa will arrive at 10:00 am.

Marina – Polly Ann Fox

As of last week, we winterized 21 outboard boats and 9 inboard/IO boats. We completed 17 shrink wraps. We purchased a 2004 Jeep Wrangler for use at the Marina for pick-up and drop-off purposes. We were able to make the purchase under budget for \$13,900. John and I will be following closely our progress to the marina financial projections as we are working diligently to learn, maintain and improve our budget projections as well as our services.

We are waiting on proper electrical wiring for the marina store for the pizza oven. Mr. Robbins hopes it will be done soon. Once the wiring is in, they have the oven, sink and work tables ready to be put in place.

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.

Polly made a motion to approve \$3,000 to repair the forklift and \$2,900 for electrical upgrades for a total of \$5,900. Mary seconded. The motion carried.

Building Committee – Ryan King

The following Building Permits were issued in September:

Beth Stroh	896	Boat Dock
Jim & Nancy Schutte	557	Shingles
Trace Pierson	697	House

Clean Up – Ryan King

No new letters sent.

Building fines - 1

Lake cleanup rounds were completed on 10/11/22 & results will be shared at November LSPOA meeting.

Roads & Maintenance – Andy Laudick

Gravel roads will be graded over the next few months. Waiting on some rain before starting.

The extra dry weather has made the gravel roads very dusty this fall. Unfortunately, we do not have extra dust control to apply.

Security – Autumn Hurm

Hiring process is complete and Lake Santee would like to welcome Rodney Hinson as our second full time security officer. Rodney will work alongside Rick and Bill to keep Lake Santee safe. We would also like to thank Tina for her time on the security team, and we wish her well in her next adventure.

OLD BUSINESS

- Restaurant – Lease approval & Resolution
 - i. Mary explained the Restaurant Committee had 5 interested parties. 3 had 1st interviews and 2 had 2nd interviews. The committee chose Bethany and Mike Douglas who currently run CP Tavern. CP Tavern started as 95% % bar and 5% food. It now is 55% food and 45% bar. Bethany's dream is for having a family dining situation and that is her intent here.
 - ii. Mary made a motion to approve Bethany and Mike Douglas for a restaurant lease and to work with them on a contract with lease terms discussed in the Executive Session. Ryan seconded. Motion carried. Resolution for a Lease Agreement was signed by directors.
- Lump sum payment on the Marina Loan.

John requested a lump sum payment on the marina loan due to 69 additional members paying the \$825.00 lump sum payment for a total of \$56,925. Polly made a motion. Andy seconded. Motion carried.

NEW BUSINESS

- None

MANAGER'S REPORT

I want to remind anyone that is purchasing a new boat to check with the office with the make and model to confirm the length is within our guidelines.

Thank you to Tina Peterson, Mike Cutrufelli and Jed Barnett for their service on the Security staff. Best wishes to them.

There being no further business, Polly moved to adjourn, seconded by Mary, motion carried. The next regular meeting will be held on November 9, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the November 9, 2022 meeting.

Respectfully submitted,
John Lecher, Lake Manager