

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 11, 2023

The Lake Santee Property Owners Association Board of Directors met on January 11, 2023 in the Community Room. Vice President Nathan Walsman presided and called the meeting to order at 7:30 PM. Other Directors present were TonyAdelman, Polly Ann Fox, Mary Tapke, Autumn Hurm, and Andy Laudick. Employee present was Rick Crawford. Members present were Jim & Gayle Bryant (599), Brian & Maureen Lakin (1162), Paul Gosnell (1147), Gordon Burgess (814), Connie Adelman (198), Nancy Fredrickson (348), Jenni & Brad Hanna (206), Mark Hirt (1107), and Shannon Gibbs (97).

Vice President Walsman called for a review of the minutes of the December 14, 2022 meeting. The minutes were approved on a motion by Polly, seconded by Andy.

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:

| | | | | | |
|---------------------------|----|----------|--------------------------------|-----------|------------------|
| Cardmember Service | \$ | 1,309.32 | Saint Maurice Feed and Supply | \$ | 2,250.00 |
| Colonial Life | \$ | 219.10 | Summit Microsystems | \$ | 50.00 |
| Crawford, Rick | \$ | 35.00 | Telispire | \$ | 108.00 |
| Deb's Cleaning Service | \$ | 184.00 | The Office Shop | \$ | 27.80 |
| Dec Co REMC | \$ | 1,539.52 | Tops Home Center | \$ | 60.96 |
| G P C | \$ | 838.27 | Total | \$ | 11,438.51 |
| Greensburg Tool & Supply | \$ | 162.96 | | | |
| Harrison Sand & Gravel | \$ | 446.19 | <i>Bills Paid Prior</i> | | |
| Lake Santee RWWD | \$ | 539.36 | King's Asphalt | \$ | 4,200.00 |
| Lecher, John | \$ | 166.04 | King's Asphalt | \$ | 20,750.00 |
| New Point Stone Co., Inc. | \$ | 803.57 | Pitney Bowes | \$ | 212.61 |
| Premier Companies | \$ | 2,180.43 | | | |
| Purchase Power | \$ | 520.99 | Total all disbursements | \$ | 36,601.12 |
| <hr/> | | | | | |
| Marina | | | | | |
| Dec Co REMC | \$ | 118.07 | <i>Bills Paid Prior</i> | | |
| G P C | \$ | 176.97 | MH Equipment | \$ | 2,210.03 |
| LSRWWD | \$ | 130.95 | Medart Marine | \$ | 299.79 |
| Premier Energy | \$ | 1,006.10 | | | |
| RBSK Partners PC | \$ | 75.00 | | | |
| Total | \$ | 1,507.09 | Total all disbursements | \$ | 4,016.91 |

After presentation, the bills were approved for payment on a motion by Tony, seconded by Polly.

MEMBER INTRODUCTIONS AND COMMENTS

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

The president of the Lake Santee Women's Club thanked the board for getting the front entrance Totem Pole bushes and trees trimmed.

CORRESPONDENCE

- Received a phone call from a member to say "Thank You" to the Board for taking care of the potholes at the back entrance.
- A member stopped by the office to inquire about replacing a street sign, a member parking personal items on an association lot, and rocks/concrete being dumped on an association lot. John told them he would look into these items.
- A member stopped by the office to see if the lake could work with the county to clear snow on county roads outside the association's property. John told them he would look into it.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 15.5 b-f 1st Reading

Current Rule:

15.5 FEES & DEPOSITS

- b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit. This would include meetings, birthday parties, showers, etc.
- c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged \$115.00 rental and \$115.00 damage deposit.
- d) Functions beginning after 6:00 p.m. of more than three hours duration, (other than wedding receptions) shall be charged \$125.00 rental and \$125.00 damage deposit.
- e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged \$175.00 rental and \$175.00 damage deposit.
- f) Wedding receptions shall be charged \$235.00 rental and \$235.00 damage deposit.

Proposed Rule:

15.5 FEES & DEPOSITS

- b) Functions limited to three hours or less shall be charged ~~\$45.00~~ **\$60.00** rental and ~~\$45.00~~ **\$60.00** damage deposit. This would include meetings, birthday parties, showers, etc.
- c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged ~~\$115.00~~ **\$130.00** rental and ~~\$115.00~~ **\$130.00** damage deposit.
- d) Functions beginning after 6:00 p.m. of more than three hours duration, (other than wedding receptions) shall be charged ~~\$125.00~~ **\$140.00** rental and ~~\$125.00~~ **\$140.00** damage deposit.
- e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged ~~\$175.00~~ **\$190.00** rental and ~~\$175.00~~ **\$190.00** damage deposit.
- f) Wedding receptions shall be charged ~~\$235.00~~ **\$250.00** rental and ~~\$235.00~~ **\$250.00** damage deposit.

Rationale: Increase fees to cover growing labor and cleaning material costs.

Polly made a motion to accept the first reading, Tony seconded the motion, and the motion passed.

Rule 16.5 b-f 1st Reading

Current Rule:

16.5 FEES & DEPOSITS

- b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit. This would include meetings, birthday parties, showers, etc.
- c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged \$115.00 rental and \$115.00 damage deposit.
- d) Functions beginning after 6:00 p.m. of more than three hours duration, (other than wedding receptions) shall be charged \$125.00 rental and \$125.00 damage deposit.
- e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged \$175.00 rental and \$175.00 damage deposit.
- f) Wedding receptions shall be charged \$235.00 rental and \$235.00 damage deposit.

Proposed Rule:

16.5 FEES & DEPOSITS

- b) Functions limited to three hours or less shall be charged ~~\$45.00~~ **\$60.00** rental and ~~\$45.00~~ **\$60.00** damage deposit. This would include meetings, birthday parties, showers, etc.
- c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged ~~\$115.00~~ **\$130.00** rental and ~~\$115.00~~ **\$130.00** damage deposit.
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- e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged ~~\$175.00~~ **\$190.00** rental and ~~\$175.00~~ **\$190.00** damage deposit.
- f) Wedding receptions shall be charged ~~\$235.00~~ **\$250.00** rental and ~~\$235.00~~ **\$250.00** damage deposit.

Rationale: Increase fees to cover growing labor and cleaning material costs.

Polly made a motion to accept the first reading, Tony seconded the motion, and the motion passed.

Rule 17.5 b-f 1st Reading

Current Rule:

17.5 FEES & DEPOSITS

- b) Functions limited to three hours or less shall be charged \$45.00 rental and \$45.00 damage deposit. This would include meetings, birthday parties, showers, etc.
- c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged \$115.00 rental and \$115.00 damage deposit.
- d) Functions beginning after 6:00 p.m. of more than three hours duration, (other than wedding receptions) shall be charged \$125.00 rental and \$125.00 damage deposit.

- e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged \$175.00 rental and \$175.00 damage deposit.
- f) Wedding receptions shall be charged \$235.00 rental and \$235.00 damage deposit.

Proposed Rule:

17.5 FEES & DEPOSITS

- b) Functions limited to three hours or less shall be charged ~~\$45.00~~ **\$60.00** rental and ~~\$45.00~~ **\$60.00** damage deposit. This would include meetings, birthday parties, showers, etc.
- c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged ~~\$115.00~~ **\$130.00** rental and ~~\$115.00~~ **\$130.00** damage deposit.
- d) Functions beginning after 6:00 p.m. of more than three hours duration, (other than wedding receptions) shall be charged ~~\$125.00~~ **\$140.00** rental and ~~\$125.00~~ **\$140.00** damage deposit.
- e) Functions running through the afternoon and continuing past 6:00 p.m. (other than wedding receptions) shall be charged ~~\$175.00~~ **\$190.00** rental and ~~\$175.00~~ **\$190.00** damage deposit.
- f) Wedding receptions shall be charged ~~\$235.00~~ **\$250.00** rental and ~~\$235.00~~ **\$250.00** damage deposit.

Rationale: Increase fees to cover growing labor and cleaning material costs.

Polly made a motion to accept the first reading, Tony seconded the motion, and the motion passed.

Rule 12.3 1st Reading

Current Rule:

12.3 Access to all property shall be by an approved driveway culvert. A building permit is required prior to installation and must include a perforated drainage tile with at least a ten (10) inch diameter or larger if the building committee or Lake Manager decides that a larger tile is needed to handle the water flow during excessive rains. Drainage ditches on either side of the driveway must follow the same rule regarding size. Altering a drainage ditch will also require a building permit. The new drainage tile must be able to move surface water from the property and be lower than the road to keep water from entering the road. Any alterations also must not allow water to back up on properties sitting upgrade or beside.

Proposed Rule:

12.3 Access to all property shall be by an approved driveway culvert. A building permit is required prior to installation and must include a perforated drainage tile with at least a ten (10) inch diameter or larger if the building committee or Lake Manager decides that a larger tile is needed to handle the water flow during excessive rains. Drainage ditches on either side of the driveway must follow the same rule regarding size. Altering a drainage ditch will also require a building permit. The new drainage tile must be able to move surface water from the property and be lower than the road to keep water from entering the road. **Covered tile in ditch must have swale minimum of 12" to assist in area drainage.** Any alterations also must not allow water to back up on properties sitting upgrade or beside.

Rationale: To maintain current drainage flow on member's property.

Tony made a motion to accept the first reading, Andy seconded the motion, and the motion passed.

Rule 12.26 1st Reading

Proposed Rule:

12.26 The LSPOA Board of Directors may determine from time to time any building permit fees and the amount thereof for services.

Rationale: Building permit fees would offset labor and road repair costs associated with construction.

Polly made a motion to accept the first reading, Tony seconded the motion, and the motion passed.

Recreation – Mary Tapke

The following recreation events occurred since the December LSPOA meeting:

Jan 3 and 10: Bid euchre

December 15, 22, 29 and January 5: Trivia

Upcoming recreation events include:

January 17, 24, 31, February 7: Bid euchre in the restaurant 1 PM

January 12, 19, 26, February 2: Trivia in the restaurant 7-8:15 PM

Mary made a motion to have Music Trivia in the restaurant on Saturday nights at 7 PM for the months of January, February and March 2023 subject to availability, as long as Trivia would not conflict with a rental opportunity. Autumn seconded the motion, and the motion passed.

Upcoming trivia dates include:

January 14, 21, 28, February 4: Music trivia in the restaurant 7-8:15 PM

Lakes & Beaches – Autumn Hurm for Gina Julien

The annual Lake Management Conference is set to be held in March 9 and 10, 2023. Presentations and discussions will center around the following topics:

- Lake Management Regulations
- Lake Management in a Changing Environment
- Invasive Species Management
- New Technologies & Implementation
- Wetlands
- Grants and Funding
- And several other topics relating to educational opportunities

Autumn made a motion to provide funding for John Lecher and Gina Julien to attend this conference with a cost not to exceed \$800. Fees are for registration and travel associated costs. Tony seconded the motion and motion carried.

Membership – Polly Ann Fox

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

Community Room Committee – Polly Ann Fox

There were two Community Room rentals in the month of December.

Marina – Polly Ann Fox

Our Fall season marina services are completed and we are looking ahead to prepare for Spring services.

We will be preparing the residence to be rented hopefully in early Spring. We need to do some furnace work, painting and carpet cleaning. We will complete this as soon as possible. If you know of anyone who is interested to rent the residence, please have them contact John.

Please continue to support Robbins on the Dock for your gasoline, food and convenience store needs.

Polly made a motion to approve a new separate HVAC system for the residential portion of the Marina, not to exceed \$21,000. Tony seconded the motion and motion carried.

Building Committee – Nathan Walsman for Ryan King

The following Building Permits were issued in December:

| | | |
|-------------------------------|------|-----------------|
| Randy & Karen Ragin | 1460 | House |
| Carol & Maurie Goodwin | 285 | Boat Dock |
| Michael Dora | 164 | Boat Dock |
| John Luensman | 582 | Garage addition |
| Chuck Hartley | 83 | Shingles |
| Spencer Ozbun & Kristen Evans | 778 | House |

Clean Up – Nathan Walsman for Ryan King

Tentative schedule for winter clean up round is set for late January.

Roads & Maintenance – Andy Laudick

Graded some of the gravel roads and completed sealing Lake Santee Drive.

Security – Autumn Hurm

Over Christmas week during the icy road conditions, the security truck battled a culvert, with the culvert inflicting mild damages to the truck. We are currently getting estimates to repair. The truck remained operable and will not be out of service at this time.

Reminder from the security team: Please remember to call 911 or Police/Fire if your emergency involves a current break in/robbery, active shooter, domestic disputes, violent animal/dog attack, or anything that would put security at risk for HARM. Police/sheriff respond to our area as well as animal control and EMS/Fire.

OLD BUSINESS

- None

NEW BUSINESS

- Nathan made a motion to approve the RWWD Management Agreement for 2023, Polly seconded the motion and motion carried.
- Tony made a motion to approve the 2023/2024 LSPOA and Marina budget. Autumn seconded the motion and motion carried.
- Tony made a motion to offer Lot 458, owned by the LSPOA, for sale at an initial price of \$5,000. Polly seconded the motion and motion carried.

MANAGER'S REPORT

The 2023/2024 Dues and Assessments will be \$900.00. The Special Assessment for the Marina will be \$100.00 (for those members that haven't paid the lump sum payment). The Dues and Assessments represent a \$50.00 decrease as announced in Steve Knight's May 4, 2022 letter to membership announcing the Special Assessment for the marina. There is no increase in boat or cart permits. There is no increase in boat slip rentals. The Board of Directors was able to balance the 2023/2024 budget with the reduction in Dues and Assessments as well as holding other permits and fees the same as last year.

Members still have an opportunity to pay the Special Assessment for the marina in a lump sum amount of \$840.00 before March 1, 2023.

There being no further business, Tony moved to adjourn, seconded by Mary, motion carried. The next regular meeting will be held on February 8, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the February 8, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary