

**LAKE SANTEE PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**February 8, 2023**

The Lake Santee Property Owners Association Board of Directors met on February 8, 2023, in the Community Room. Secretary/Treasurer Tony Adelman presided and called the meeting to order at 7:30 PM. Other Directors present were Gina Julien, Andy Laudick, and Ryan King. Directors Steve Knight and Autumn Hurm were present by phone. Employees present were Rodney Hinson (982), and Rick Crawford (1482). Members present were Mark Hirt (1107), Debra Haboush (536), Matthew Linkmeyer (456), Tom & Jodi DePalma (218), Matt & Shelli Griffin (1486), Maureen Lakin (1162), Scott & Nancy Ranz (601), Dave Julien (851), Paul Gosnell (1147), Steve & Deb Yost (803), Dan Dietrich (263), and Connie Adelman (198).

Secretary/Treasurer Tony Adelman called for a review of the minutes of the January 11, 2023 meeting. The minutes were approved on a motion by Gina, seconded by Ryan.

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:

Acra Auto	\$ 47.50	R B S K	\$ 175.00
Agro Chem	\$ 6,508.00	Summit Microsystems	\$ 50.00
Cardinal Pest Control	\$ 90.00	Telispire	\$ 105.00
Cardmember Service	\$ 716.53	The Nice Law Firm, LLP	\$ 400.00
Colonial Life	\$ 219.10	The Office Shop	\$ 864.49
Crawford, Rick	\$ 35.00	Tim's Wrecker Service	\$ 185.17
Deb's Cleaning Services	\$ 148.00	Total	\$ 16,712.28
Decatur County REMC	\$ 1,512.07	<i>Bills Paid Prior</i>	
G P C	\$ 838.27	Bestway Disposal	\$ 2,226.97
Hinson, Rodney	\$ 336.00	Enneking's Auto Body	\$ 500.00
Lake Santee RWWD	\$ 693.45	Pitney Bowes	\$ 212.61
Lecher, John	\$ 277.58	State of IN (tax)	\$ 210.13
LSPOA – Petty Cash	\$ 135.64	Vertical Landscaping	\$ 2,495.00
New Point Stone Co. Inc.	\$ 367.59	Total prior	\$ 5,644.71
Premier Companies	\$ 2,898.90		
Purchase Power	\$ 108.99	<b>Total all disbursements</b>	<b>\$ 22,356.99</b>
<b>Marina</b>			
Dec Co REMC	\$ 111.84		
First Financial Bank	\$ 1,229.86		
G P C	\$ 176.97		
Lake Santee RWWD	\$ 148.89		
RBSK Partners PC	\$ 110.00		
<b>Total</b>	<b>\$ 1,777.56</b>		

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

## MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments. There were no member comments.

## CORRESPONDENCE

- Received a phone call from a member inquiring about semi-tractors & weight limits. John told them that we don't currently have any restrictions. We sometimes have weight limits in the spring.
- A member stopped by the office about the potholes on Pueblo Trail in the area of millings. They would like to see a more permanent fix instead of constant grading. John told them the board would review the option of paving the areas with millings.

## COMMITTEE REPORTS

### Rules & Regulations – Tony Adelman for Nathan Walsman

#### Rule 15.5 b-f 2<sup>nd</sup> and 3<sup>rd</sup> 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.

Gina made a motion to accept the 2nd reading, Autumn seconded the motion, and the motion passed.

Gina made a motion to accept the 3<sup>rd</sup> reading, Autumn seconded the motion, and the motion passed.

### **Rule 16.5 b-f 2<sup>nd</sup> and 3<sup>rd</sup> 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.
- 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.

Gina made a motion to accept the 2nd reading, Autumn seconded the motion, and the motion passed.

Gina made a motion to accept the 3<sup>rd</sup> reading, Autumn seconded the motion, and the motion passed.

### **Rule 17.5 b-f 2<sup>nd</sup> and 3<sup>rd</sup> 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.

Gina made a motion to accept the 2nd reading, Autumn seconded the motion, and the motion passed.

Gina made a motion to accept the 3<sup>rd</sup> reading, Autumn seconded the motion, and the motion passed.

**Rule 12.3 2<sup>nd</sup> and 3<sup>rd</sup> 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.

Ryan made a motion to accept the 2nd reading, Gina seconded the motion, and the motion passed.

Gina made a motion to accept the 3rd reading, Steve seconded the motion, and the motion passed.

### **Rule 12.26 2<sup>nd</sup> and 3<sup>rd</sup> 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.

Gina made a motion to accept the 2nd reading, Ryan seconded the motion, and the motion passed.

Gina made a motion to accept the 3rd reading, Ryan seconded the motion, and the motion passed.

### **Recreation – John Lechner for Mary Tapke**

The following recreation events occurred since the January LSPOA meeting:

Jan 17, 24, 31 and Feb 7: Bid euchre

Jan 12, 14, 19, 21, 26, 28, Feb 2 and 4: Trivia

Upcoming recreation events include:

February 14, 21, 28 and Mar 7: Bid euchre in the restaurant 1 PM.

Trivia and Music Trivia, after February 4, will be on hold due to vacations. Trivia will resume on March 9. Music Trivia will resume on March 11.

### **2023 RECREATION SCHEDULE**

<b>Date</b>	<b>Event</b>	<b>Date</b>	<b>Event</b>
4/8/2023	Easter Egg Hunt	7/29/2023	FarmerMrkt/KidDay
5/27/2023	Memorial Day	8/5/2023	Dinner
			Lake Santee Has
6/10/2023	Band	8/5/2023	Talent
6/24/2023	Band	8/26/2023	Farmers market
7/1/2023	DJ	9/2/2023	Labor Day Band
	4th July Band	9/9/2023	Outdoor movie
	Fireworks	10/28/2023	Halloween
7/2/2023	Youth Fish Tourn	12/9/2023	Christmas with Santa
		12/9/2023	Decorating Contest

Gina made a motion to approve the 2023 Recreation Schedule as discussed in the executive session. Andy seconded the motion and motion carried.

## **Lakes & Beaches – Gina Julien**

### **Update: Streambank Stabilization and Wetlands Mitigation Project:**

As previously stated, plans and designs for our project were submitted to IDNR (Indiana Department of Natural Resources), IDEM (Indiana Department of Environmental Management) and Army Corp of Engineers last fall. Since then, IDNR suggested some minor changes in the design as it relates to the excavation portion of the project. The changes were made and plans re-submitted to the three agencies. The update from the three agencies is as follows:

- We received approval from IDEM. Good News!
- We complied with the change request from IDNR. They recently requested additional documentation which was submitted this month. At this point, all requests have been met and we are awaiting their approval.
- The Army Corp of Engineers has requested an archaeological survey to be completed and submitted for review. This is a federal requirement for the National Environmental Policy Act/Cultural Resources.

Gina made a motion to approve \$2,500.00 for the archaeological survey as requested by the Army Corp of Engineers. Tony seconded the motion and motion carried.

### **Grants/Financial Assistance Requests:**

In an effort to secure grant funding for our Streambank Stabilization and Wetlands Mitigation Project, we submitted extensive documentation to two agencies for consideration:

- L.A.R.E. – Lake and River Enhancement/Indiana Department of Natural Resources Division of Fish & Wildlife
- Decatur County Soil and Water Conservation/IDEM 319 cost share grant for Salt-Pipe Creek Watershed

We will be notified of acceptance or rejection within the next quarter.

Additionally, we are in contact with SIRPC (Southeast Indiana Regional Planning Commission), the EPA (Environmental Protection Agency), and the Indiana State Department of Agriculture for possible assistance with grant writing, identifying other environmental grants and resources for low interest funding. This is an on-going effort, which we will update as we gather more information and /or resources.

### **Policy on awarding open boat slips:**

All members that rented slips in 2022 will be eligible to continue renting slips and must be paid for by: April 1, 2023. After all those slips have paid and there are any remaining open slips, then the policy for awarding open slips to members that are on the waiting list will be:

- 75% of the available slips will be assigned to the members on the waiting list by length of time on the list.

- The remaining member names on the waiting list will be put in a lottery and member names drawn to fill the remaining 25% of the slips.

**\*\*Example:** if there are 8 slips open (not rented), then the first 6 member names on the waiting list will get slips (75% of 8 = 6); the rest of the names on the list will be put in a lottery and 2 member names will be randomly drawn for the last 2 slips that are open.

- Only one boat slip will be awarded per membership.
- Members that own lakefront property will not be permitted to rent LSPOA boat slips starting 2023 boating season.
- Members that were on the list the previous year (2022) and declined acceptance to rent a boat slip may stay on the list at their current position for 1 additional season (2023) then be moved to the bottom of the list the following season (2024). (ie: if offered a slip in 2022 and declined, they may stay on the list for 2023 at the same number of waiting list.)
- Starting 2024 if a member on the waiting list declines acceptance of boat slip rental, they will be moved to the bottom of the list if they wish to remain on the list.

Gina made a motion to approve open boat slip policy as stated above. Ryan seconded the motion and motion carried.

### **Lake Algae Treatment:**

We received the contract for lake algae treatment from Aquatic Control for this year. It includes 6 monthly algae treatments and inspection for nuisance aquatic vegetation. This expense is included in the budget for this year.

Gina made a motion to approve Aquatic control lake treatment as stated above in the amount not to exceed \$38,308. This amount includes a 3% discount for payment by April 1, 2023. Tony seconded the motion and motion carried.

### **Lake Level:**

This year we were able to lower the lake level by 48". We are now allowing the lake to fill 12" and then on March 1 the valve will be closed completely to bring the lake back to full pool.

### **Membership – Ryan King for Polly Ann Fox**

We would like to welcome our one (1) new member for the month of January.

We will be hosting our next New Membership Orientation on April 15, 2023 at 9:30 a.m. in the Community Room. Please watch the Smoke Signals for additional information.

### **Community Room Committee – Ryan King for Polly Ann Fox**

There were two (2) Community Room rentals in the month of January. We will be hosting the Easter egg hunt on April 8, 2023 at 11:00 a.m. on the Community Room building lawn for children through the age of 12. Candy or money donations can be brought to the LSPOA office through April 6. If you can help to fill eggs, we will be doing that in the Community Room on April 7 at 11:30 a.m.

### **Marina – Ryan King for Polly Ann Fox**

We are preparing for Spring services. We will need to purchase a marina truck for trailering boats.

Ryan made a motion to purchase a truck for marina usage up to \$22,000. Tony seconded the motion and motion carried.

We will also need to purchase some additional tools and small equipment to provide our Spring marina services.

Ryan made a motion to purchase the needed tools and small equipment up to \$3250. Gina seconded the motion and motion carried.

We are preparing the residence to be rented hopefully in early Spring. If you know of anyone who is interested to rent the residence, please have them contact John Lecher.

Please continue to support Robbins on the Dock for your gasoline, food and convenience store needs. Please let him know what items you would like to see him carry as Spring and Summer approach.

### **Building Committee – Ryan King**

The following Building Permits were issued in January:

Jim Petro	343	Boat Dock
Michael Page	1576	House Addition
Michael Page	1576	Deck
Daryl & Marcia Kurtz	353,354	Seawall & Dredging

### **Clean Up – Ryan King**

Winter cleanup rounds in January were rescheduled due to weather conditions. Planning for early March to do the next cleanup committee rounds.

### **Roads & Maintenance – Andy Laudick**

No report

### **Security – Autumn Hurm**

- The Security truck has been repaired and is back on the roads keeping us safe.
- Autumn would like to organize a small boater safety committee to address one or two safety concerns for this coming boating season. Please email [Hurm40@hotmail.com](mailto:Hurm40@hotmail.com) if you would like to be a part of this group. The committee will meet monthly for the next 4-6 months to address ongoing boater safety concerns and adding new safety procedures if indicated. First meeting will be mid-March.

Autumn made a motion to approve a new security computer, needed to run current security cameras and safety equipment, at the cost of \$1700. Andy seconded the motion and motion carried.



## **OLD BUSINESS**

- Restaurant – Thank you to Val Collings, Skip Spetter & Connie Adelman for spending most of a Saturday morning and afternoon helping Tony Adelman clean the dining area floor, tables and chairs. This saved the LSPOA over \$600 that it would have cost, just to get the floor cleaned.
- John announced that the potential restaurant lessee has decided not to move forward. The search will start over in pursuit of a lessee.

## **NEW BUSINESS**

- Employee increases. Tony made a motion to approve the employee increases as discussed in the executive session. Gina seconded the motion and motion carried.
- Yard Sale dates June 30 & July 1 Tony made a motion to approve the yard sale dates of June 30 and July 1. Autumn seconded the motion and motion carried.
- Myla's Mission – Special event Gina made a motion to approve the Myla's Mission special event scheduled for May 20, 2023. Andy seconded the motion and motion carried.
- Offers Lot 458 - This item was tabled until the March 8, 2023 LSPOA meeting.
- Transfer \$30,000 from LSPOA money market to LSPOA checking for February operating expenses. Money will be transferred back in March.  
Gina made a motion to transfer \$30,000 from the LSPOA money market to LSPOA checking for February operating expenses. Tony seconded the motion and motion carried.
- Transfer \$37,000 from LSPOA checking to Marina checking for truck and HVAC system. Tony made a motion to transfer \$37,000 from LSPOA checking to Marina checking for purchase of Marina truck and installation of the HVAC system. Ryan seconded the motion and motion carried.
- Lake Santee Greenspace project Lot 64 – Friends of the Wildlife. Tony made a motion to approve the Lake Santee Greenspace project on Lot 64. Andy seconded the motion and motion carried.
- Resolution Multiple Lot Assessment Committee – see Manager's Report.

## **MANAGER'S REPORT**

The LSPOA received \$2,164.26 from a past due account.

Our recycling is handled by Decatur County Waste Management. They are changing their vendor from Best Way to Rumpke on March 1<sup>st</sup>. We don't anticipate any disruption in recycle service, but suggest you refrain from bringing recycle items on Thursday March 2<sup>nd</sup>.

2023 Dues and Assessments will be mailed by February 15<sup>th</sup>. Payments are due by April 1<sup>st</sup> at 1:00 PM.

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

The LSPOA is forming a Multiple Lot Assessment Committee to review our Multiple Lot Assessments to determine if there is a more equitable distribution of association expenses per lot. Over the next 6 months, the committee will meet and hold an open meeting for membership input prior to making a recommendation to the Board of Directors. If any change is implemented, it will not be effective until March 1, 2025. If you would like to be on the committee, please email me at [lake.mgr@lake-santee.com](mailto:lake.mgr@lake-santee.com) or call me at 812-527-2943. We have some current membership and multiple lot assessment information on the subject to share on our website and in Smoke Signals.

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

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

Respectfully submitted,  
Tony Adelman, Secretary