

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 8, 2023

The Lake Santee Property Owners Association Board of Directors met on March 8, 2023 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Polly Ann Fox, Mary Tapke, Gina Julien, Andy Laudick, and Ryan King.

President Knight called for a review of the minutes of the February 8, 2023 meeting. The minutes were approved on a motion by Nathan, seconded by Gina.

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:

Aquatic Control	\$ 38,307.85	Lake Santee RWWD	\$ 690.01
Best Way Disposal	\$ 5,070.50	Lecher, John	\$ 364.61
Cardinal Pest Control	\$ 75.00	Pieczonka Unlimited	\$ 190.00
Cardmember Service	\$ 1,947.66	Premier Companies	\$ 1,026.53
Colonial Life	\$ 219.10	Stone's Napa, Inc.	\$ 34.03
Crawford, Rick	\$ 35.00	Summit Microsystems	\$ 50.00
Deb's Cleaning Services	\$ 176.00	Telispire	\$ 106.50
Decatur County REMC	\$ 1,307.86	The Office Shop	\$ 50.66
Eads Murray & Pugh, P.C.	\$ 474.50	Tops Home Center	\$ 309.06
G P C	\$ 838.27	Total	\$ 52,097.29
Greensburg Tool & Supply	\$ 594.15		
Lake Santee Booster Club	\$ 230.00	Total all disbursements	\$ 52,097.29
Marina		<i>Marina Bills – paid prior</i>	
Dec Co REMC	\$ 144.95	Acra Auto	\$ 10,815.00
First Financial Bank	\$ 325.13	First Financial Bank	\$ 315.65
G P C	\$ 176.97	Indy Boat Lifts & Docks	\$ 8,111.57
Lake Santee POA	\$ 3,759.31	Total prior bills	\$ 19,242.22
Lake Santee RWWD	\$ 144.40		
Pieczonka Unlimited	\$ 172.00		
Premier Energy	\$ 1,116.8		
Total	\$ 5,839.56	Grand Total all disbursements	\$ 25,081.78

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member advised that the kitchen area in the community room will begin remodel and should be done by the end of March.

- Member stated that LLL would like to schedule their first annual craft sale on September 2. The first scheduled clean-up day is on April 22.

CORRESPONDENCE

- Received an email concerning ditch drainage being blocked by new culverts and new home construction. John notified them that we would follow up with the lot owners and maintenance will review them.
- Received several emails and phone calls on the Multiple Lot Assessment Committee. All members will have an opportunity to give their input in the open meeting, emails or phone calls to committee members.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 4.18 1st Reading

Current Rule:

4.18 It shall be prohibited to attach any fixture to any Association dock. Fixtures would include, but not be limited to, fenders boxes, diving boards, ladders, etc. Boat lifts will also not be permitted by Association docks.

Proposed Rule:

4.18 It shall be prohibited to attach any fixture to any Association dock. Fixtures would include, but not be limited to, fenders boxes, diving boards, ladders, etc. Boat lifts will also not be permitted by Association docks. **Any member owned boat lift located at a marina slip as of August 1, 2022 shall be grandfathered against this rule.**

Rationale: There were existing customer owned boat lifts at marina slips when the LSPOA purchased the marina.

Nathan made a motion to accept the 1st reading, Gina seconded the motion, and the motion passed.

Recreation – Mary Tapke

The following events occurred since the Feb 8 LSPOA meeting:

- Bid euchre: Feb 14, 21, 28 and Mar 7
- Trivia: Feb 9

Upcoming events:

- Bid euchre: Mar 14, 21, 28 and Apr 4
- Trivia: Mar 9, 18, 23, 25, 30, April 1, 3, 6, 8

Mary made a motion to extend Music trivia on Saturday evenings through 2023 or until there is a restaurant. If the restaurant and community room are both rented, then Music trivia will be cancelled.

Ryan seconded the motion, and the motion passed.

Mary made a motion to approve the use of food trucks on specified weekends in 2023, if there is NO operating restaurant. Nathan seconded the motion, and the motion passed.

Lakes & Beaches – Gina Julien

No updates.

Membership – Polly Ann Fox

We would like to welcome our two (2) new members for the month of February.

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 – Polly Ann Fox

There were two (2) Community Room rentals in the month of February.

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 – Polly Ann Fox

We purchased a truck for use at the Marina for \$10,815. This was about half of what we thought we might have to spend. Thank you to one of our wonderful members who helped us find this opportunity.

Thank you to John Lecher who donated some tools to the Marina as he cleaned out his garage at home.

We are scheduling Spring services starting in April weather permitting. The 2023 Spring Marina Fees are posted on the LSPOA website.

We are preparing the residence to be rented hopefully in early Spring. HVAC upgrade is scheduled to start hopefully next week. We will also do some painting and deep cleaning once the construction type work is completed. 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. 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 February:

John & Lisa Hughes	1533	Attached Garage
Tom Kurtz	1536	House

Kari & Ian Rickerby	603,602	House Addition
Eric & Debra Richter	930	House
Paul Romoser	907	Outbuilding

Clean Up – Ryan King

No report

Roads & Maintenance – Andy Laudick

Andy made a motion for approval to spend \$10,000 on dust control and \$35,000 on gravel. Polly seconded, and motion passed

Security – Nathan Walsman on behalf of Autumn Hurm

We have plans to get the security boat on the water sometime in April! Don't forget to update your boat stickers!

We are working on a summer schedule to increase time on the water for security. Please refresh yourself and family members in regards to Lake Santee rules and regulations.

We are contacting DNR in regards for a boater safety classroom training. Training is typically about 6 hours in length. This will be an excellent opportunity for novice, young, or even experienced boaters to reaffirm boater safely on the lake. We have set up an Indiana Boating Safety Course for Saturday June 3, 2023 in the Community Room from 9:00 am – 3:00 pm with the Decatur County Conservation. Lunch will be provided. As a member stated, check with your insurance as this training may reduce your fees.

A small committee was formed for boater safety. The committee is planning to meet at the end of March. The committee will address a boating safety video and current issues on the water.

The Security team thanks everyone who has slowed down traveling on our roads. As we know, summer traffic will increase so please remind guests of our speed limit. Current offenders are still frequently construction/contractors traveling to and from homes on the lake. Please remind all contractors to slow down!

OLD BUSINESS

- Revised Marina budget – Polly made a motion to accept the revised Marina budget. Gina seconded, and motion passed.
- Restaurant – At this time, there is no viable candidate for leasing the restaurant. Food trucks will utilized on several weekends during the summer.

- Transfer \$30,000 from LSPOA checking to money market. Tony made a motion to transfer \$30,000 from LSPOA checking to our money market. Ryan seconded the motion, and motion passed.
- MLA – draw numbers for committee. . 2 members for 1 lot: Todd James, Jon Kalotta, Jeff Haboush (alternate), 2 -3 lots: Matt Griffin, Daryl Kurtz (alternate), 4-6 lots: Kay Story, Jeff Mackzum (alternate), 7+ lots: Mark Ricketts, Rosie Riggs (alternate)

NEW BUSINESS

- Trash change – Polly made a motion to accept Rumpke as our trash removal service. Andy second, and motion passed. Polly made a motion to reduce trash bag prices due to price reduction of trash service to small bags \$8 and large bags \$16. Mary seconded, and motion passed. The discussion for additional fees for large mulch, limbs, trees, was tabled until further discussion.
- Offer on Lot 458 - Ryan made a motion to accept Offer B. Nathan seconded, and motion passed. Roll call vote: Mary no, Ryan yes, Tony yes, Nathan yes, Polly yes, Gina no, Andy no.
- Approve Dave Eddy to work at Marina. Tony made a motion to approve Dave Eddy to work at the Marina. Nathan seconded the motion, and motion passed.
- Clarksburg Volunteer Fire Department will not be serving lunch on July 1, so they requested approval do Food Trucks instead on July 1. Gina made a motion for Clarksburg Volunteer Fire Department to obtain Food Truck vendors for lunch on Saturday, July 1. Andy seconded the motion, and motion passed.
- Booster Club sidewalk to beach with body/foot shower - Gina made a motion to approve the Booster Club to fund a sidewalk to the beach entrance and a water shower to rinse sand from body and feet. Mary seconded the motion, and motion passed.
- Car Show on Saturday, June 17th. Gina made a motion to approve having a Car Show at Lake Santee on Saturday, June 17 from 10 am to 2 pm. Ryan seconded the motion, and motion passed.
- Bruce Russo Special Event on July 15th - Mary made a motion to approve the Bruce Russo Special Event on July 15, which will include the use the Community Room and Amphitheatre. Nathan seconded the motion, and motion passed.

MANAGER'S REPORT

We received \$1,680 from a past due account.

Reminder that the 2023 Dues and Assessments payments are due by April 1st at 1:00 PM.

We will be offering recycling tubs for sale at the trash/recycling site. They are \$15 each or 2 for \$25.

Summer Trash/Recycle hours will begin May 2nd.

We are accepting applications for Summer Help for Maintenance, Beach Guards and Gate Guards. Applications are available online or in the office.

Effective March 4th, the LSPOA Office is open on Saturday from 9 am – 1pm through Labor day.

There being no further business, Gina moved to adjourn, seconded by Ryan and motion carried. The next regular meeting will be held on April 12, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the April 12, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary