

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**April 12, 2023**

The Lake Santee Property Owners Association Board of Directors met on April 12, 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, Autumn Hurm, Andy Laudick, and Ryan King. Employee present was Rick Crawford. Members present were Vicki Wilson (510), Daniella McCurdy (1019), Jim & Gayle Bryant (599), Scott & Nancy Ranz (601), Joyce Eddy (68), Matt & Richele Griffin (1486), Nancy Fredrickson (348), Craig & Kim Stilwell (201), Donna Knight (108), Deb Haboush (536), Tom DePalma (218), Paul Gosnell (1147), Mark Hirt (1107), Bill & Valerie Collings (1387), Gordon & Susan Burgess (814), Nancy Dick (344), Carol Goodwin (285), Dave Julien (851), Rick Crawford (1482), Jeff & Rita Mackzum (1656), Connie Adelman (198)

President Knight called for a review of the minutes of the March 8, 2023 meeting. The minutes were approved on a motion by Polly, 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:

Cardinal Pest Control	\$ 55.00	R B S K	\$ 121.83
Cardmember Service	\$ 1,150.62	Rumpke of Indiana	\$ 1,078.36
Colonial Life	\$ 328.65	Stone's Farm Service	\$ 103.63
Crawford, Rick	\$ 35.00	Stone's NAPA	\$ 66.27
D Roq + Bullet Proof (Derrick Muncy)	\$ 200.00	Summit Microsystems	\$ 50.00
Deb's Cleaning Services, LLC	\$ 56.00	Telispire	\$ 105.00
Decatur County REMC	\$ 1,391.54	The Nice Law Firm, LLP	\$ 412.50
Decatur Co Treasurer	\$ 2,446.40	The Office Shop	\$ 439.18
Gillman Home Center	\$ 505.85	Tops Home Center	\$ 161.46
G P C	\$ 838.27	V3 Companies	\$ 2,197.50
Hughes, John	\$ 1,400.00	Vinyl Solutions Unlimited	\$ 70.00
Lake Santee RWWD	\$ 685.39	Total	\$ 17,410.98
Lecher, John	\$ 498.09	<i>Bills Paid Prior</i>	
New Point Stone	\$ 398.15	Purchase Power	\$ 841.98
Premier Companies	\$ 2,126.00	Pitney Bowes	\$ 212.10
Purchase Power	\$ 108.99	<b>Total all Disbursements</b>	<b>\$ 18,465.57</b>

### Marina

Decatur County REMC	\$ 156.20	Lake Santee RWW	\$ 142.25
Decatur Co Treasurer	\$ 5,896.88	Steven T. Knight	\$ 173.25
First Financial Bank	\$ 3,363.97	Total	\$ 11,430.62
Gillman Home Center	\$ 262.59	<i>Bills Paid Prior</i>	
G P C	\$ 176.97	Straber Oil	\$ 6,168.00
Jeff Davis	\$ 512.48	Jones Painting	\$ 6,400.00
Kramer Kreations	\$ 171.20		
Lake Santee Marina, Inc.	\$ 574.83	<b>Total all Disbursements</b>	<b>\$ 23,998.62</b>

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

### MEMBER INTRODUCTIONS AND COMMENTS

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

Connie Adelman, Women's Club president, thanked the following people who volunteered their time to install the new kitchen in the community room. Tony Adelman, Skip Spetter, Steve Yost, Craig Stilwell, Mike Bird, Tom DePalma, and Cathy Bryant for tiling the back splash. Also a thank you to Ryan Kennelly for ordering the cabinets and counter top through his supplier.

### CORRESPONDENCE

- Received a phone call from a member concerning the old poles remaining from REMC installing new poles. John contacted REMC. REMC is working with Great Plains Communication and Frontier to finish the project. Security put a list of lot numbers with old poles remaining and John provided the list to REMC.
- Received an email from a member questioning the ability of the association to offer membership privileges with the marina residence rental. John informed them that we contacted our attorney prior to offering it. The attorney stated that because of the very unique circumstances, the Board of Directors has the discretion to grant such membership privileges. The rental of the property would benefit the association with over \$30,000 in income. No member renting their property would be in the same situation.

### COMMITTEE REPORTS

#### Rules & Regulations – Nathan Walsman

#### Rule 4.18 2<sup>nd</sup> and 3<sup>rd</sup> 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. Repair or removal of the boat lift is the responsibility of the member renting the slip. Any damage caused by the lift or its removal is the responsibility of the member renting the slip.**

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

Nathan made a motion to accept the 2<sup>nd</sup> reading, Polly seconded the motion, and the motion passed.  
Nathan made a motion to accept the 3<sup>rd</sup> reading, Gina seconded the motion, and the motion passed.

### **Rule 12.2 1<sup>st</sup> Reading**

#### **Current rule:**

12.2 Building permits issued by the Association are required for houses, garages, outbuildings, additions, roofing, re-siding, swimming pools, fences, docks, decks, communication dishes larger than 36", culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and any other structure. Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and it specifies the documents and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction, to ensure compliance.

#### **Proposed rule:**

12.2 Building permits issued by the Association are required for houses, garages, outbuildings, additions, **concrete or paved pads or driveways**, roofing, re-siding, swimming pools, fences, docks, decks, culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and any other structure. Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and it specifies the documents and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction, to ensure compliance.

**Rationale:** Additional items needing permitted.

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

### **Rule 12.27 1<sup>st</sup> Reading**

#### **Proposed rule:**

12.27 Building permit fees:

- 1) New house - \$250.00
- 2) Additional footing or foundations - \$100.00
- 3) Concrete or paved pad or driveway - \$100.00

**Rationale:** Construction requiring heavy trucks will help fund costs for road repairs.

Nathan made a motion to accept the 1<sup>st</sup> reading, Tony seconded the motion, and the motion passed.

### **Recreation – Mary Tapke**

A donation of \$3700 was received to be used for recreation events/items. Mary made a motion for approval of the following:

- Bands on July 2 and Aug 26 for \$1900
- Smart TV for the community room \$600

Andy seconded the motion, and motion passed.

The following events occurred since the March 8 LSPOA meeting:

- Bid euchre: March 14, 21, 28, April 4 and 11
- Trivia: March 15, 17, 23, April 1, 6, 8
- Easter Egg Hunt: April 8

Upcoming recreation events include:

- Trivia - Thursdays 7 p.m.
- Music trivia - Saturdays 7 p.m.
- Euchre - Tuesdays 1 p.m.

### **Lakes & Beaches – Gina Julien**

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

Last month I reported that The Army Corp of Engineers required an archeologic study prior to granting an approval/permit. The study is now complete without any negative findings. We anticipate official approval shortly. Once we have the final permit in hand, we will begin to contact potential construction firms and seek bids for the project. Anticipated construction start will be in the fall.

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

This morning we met with the Alliance of Indiana Rural Water to discuss potential grants through the United States Department of Agriculture for drinking/source water protection and to discuss watershed and conservation programs. We agreed to be a host for workshops on the importance and methods of limiting sediment, nutrient, and other pollutant losses to protect drinking water. There will be an upcoming event in June. More to come on this. In the meantime, we will wait to see if we are an approved site for USDA funding.

We are still waiting for a response to our application for funding from these two groups:

- 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 by July.

This is an on-going effort, and we will provide update as we gather more information and /or resources.

#### **Invasive Species / Zebra and Quagga Mussel Prevention Program:**

Last year we started an educational campaign on the potential detrimental impact of an invasive species infestation of Zebra Mussels. This is one of the most devastating infestations (along with Asian Carp) that would **wreak havoc on the lake's ecology and water intake system costing MEMBERS millions of dollars of repairs on an annual basis**. As reported by one of the municipalities in the Finger Lakes

with a ZM infestation, the repair cost is \$1,500,000. If an infestation of Zebra Mussels occurs in Lake Santee, there is no known way to eliminate them and the cost to all of us would be enormous. It would impose an annual repair cost on **each member**. In real numbers for our lake, **\$1,500,000 divided by 750 MEMBERS equals \$2,000 for EACH MEMBER in ADDITION to our annual fees**. Please pay particular attention to the article I am publishing in the Smoke Signals regarding Zebra Mussels and what you can do to prevent the spread to our beautiful lake.

The Lake & Beaches Committee has drafted a Zebra Mussel Prevention Program at Lake Santee that will include an aggressive educational campaign, a mandate for decontamination (through one of three options) for transient boats and contractors, and many other components. We are networking with IDNR, IDEM and nearby lakes that have implemented prevention programs. Lake Santee Zebra Mussel Prevention Program was agreed upon by LSPOA Board Members and Lake & Beaches Committee. The program is as follows:

#### **Immediate:**

- Educational pieces, brochures, pictures with captions/member financial responsibility: Facebook, Smoke Signals, Email, New Member Orientation Days, Monthly Meetings, Direct mailer included with annual fee notices and election notices, live seminars, Lake Santee website with all references/resources.
- Instruction/education on Clean/Drain/Dry before leaving another body of water, instructions on decontamination methods (one of three options):
  1. High-Pressure & High-Temperature wash of at least 2,000 psi and 140-degree water. Contact time is 10 minutes and no chemicals or additives are needed. Don't forget to wash out the boat motor with muffs.
  2. Dry your equipment for at least 5 days. This includes anything that touches the water (i.e.: anchor/lines, life jackets, Kayaks, water toys, boots, etc.). Everything must be **COMPLETELY** dry.
  3. Use a 10% bleach solution (anything that touches the water). Rinse and dry prior to launch.
- **Mandate/Rule:** Contractors, any Lake Santee member traveling to another body of water, any new/used boat purchased or tested in another body of water, trailers from other marinas or boat repair shops must decontaminate prior to launch.
- Security ramp inquiries prior to launch. Notice to call security before launching.
- Signage at entrances and at boat ramp.

#### **Future:**

- On-line training course/test

#### **Indiana Lakes Management Conference:**

Last month, John Lecher and I attended the Indian Lakes Management Conference. The event was well done and provide us with the opportunity to learn about sediment restoration projects, nutrient management, the farm bill and source water protection, zebra mussel prevention measures, clean boater and clean marina programs, habitat and management strategies, legislative updates and much more. Additionally, we were able to meet with representatives from IDNR, IDEM, Army Corp of Engineers as

well as vendors. We will be sharing some of the strategies and information we learned over the next several months.

### **Boat Slip Rentals:**

John has worked diligently in assigning open slips to members on the waiting list. As of now, with a starting point of approximately 40, we have only two members remaining on the list.

### **Aquatic Control Lake Algae Treatment:**

The treatment schedule for this year is as follows:

Tuesday, April 11  
Tuesday, May 9  
Tuesday, June 6  
Monday, July 10  
Monday, August 7  
Tuesday, September 12

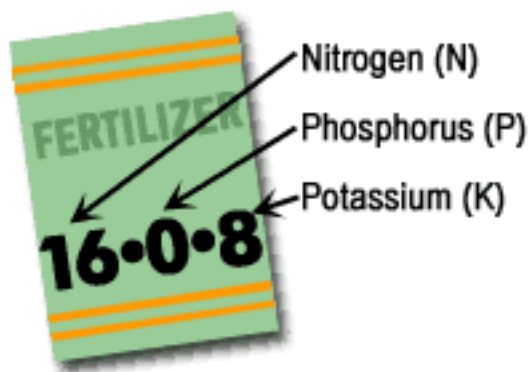
Treatments typically take place during the early morning hours to avoid member boat traffic.

### **Lakeside Lawn Care:**

The article below was posted on the official Lake Santee Facebook page. **Please adhere to the direction provided by the Indiana Department of Environmental Management. There are many sources of nutrient contamination. Let's do our part in controlling what we can in our own 'back yard' by not adding phosphorus that is contained in some fertilizers.**

Eutrophication – the process of nutrient enrichment of lakes. Lawn wastes and fertilizers seep, pour and erode into lakes, causing unnatural concentrations of nutrients. These nutrients produce a super abundance of unwanted algae and rooted invasive plants. The misuse of lawn and garden fertilizers and chemicals by homeowners is a serious problem. Please read and follow label directions.

- **Never use the lake as a disposal site for grass clippings, leaves, or other yard refuse.** This speed up eutrophication by “filling the lake and increase the “bad” nutrients (nitrogen and phosphorus) and contribute to algae growth.
- **Eliminate fertilizing.** This choice is the best solution, but if lawns must be fertilized, soils should be tested for chemical nutrient requirements so the appropriate fertilizer can be selected. (Soil test kits can be purchased from some local hardware stores and through online distributors.) Never use a fertilizer containing phosphorus or potash. Phosphorus is a common nutrient found in lawn fertilizer and is one of the most problematic pollutants in storm water. It wreaks havoc on aquatic ecosystems, particularly in streams and lakes. High levels of Phosphorus result in excess algae growth that depletes the water of oxygen, drastically reduces water quality, and ultimately can cause fish kills. It is important to decrease the amount of Phosphorus to improve watershed health and for most yards phosphorous is often unnecessary.



There are three numbers on fertilizer bags for the Nitrogen-Phosphorus-Potassium nutrient amounts. A Phosphorus-free fertilizer will have a zero as the middle number. It is important to apply the minimal amount of fertilizer necessary.

- **Do not fertilize during the spring.** The nutrients are wasted on foliage. Feed lawns in the fall when growth slows, and roots can store the nutrients. If you must fertilize in the spring, use small amounts of a soluble form of nitrogen, “lake friendly” or slow-release nitrogen after spring runoff and rains. Several low-level applications are better than a single, large application.
- **Do not apply fertilizers adjacent to seawalls or close to the shoreline.** Leave a reasonable, 10 – 20’, non-fertilized zone along the shoreline to absorb runoff in these areas.
- **Disturb as little topsoil, shrubbery, and grass as possible when doing any excavation near the lakeshore.** Promptly grade and seed all disturbed soil at the water’s edge to eliminate erosion, use native plants (if in low wake areas) or rip-rap or shot-rock (in shoreline areas that sustain wave action) as shoreline stabilizers.
- **Native aquatic vegetation should be encouraged particularly in shallow, low wake areas.** These are useful for shoreline stabilization and filter unwanted nutrients during heavy rains/run off.

#### **Membership – Polly Ann Fox**

We had six new memberships to report in the month of March:

- Mike & Kristi Cooper - Lot 697
- Rosemary & Ron Mullen - Lot 538
- Jeff & Lorilie Hobbs - Lot 458
- Kelly Schutte & Daniel Leahy - Lot 968
- Paul & Amy Romoser - Lot 907
- Reis Pike & Sarah Rode - Lot 61

We will be hosting our next New Membership Orientation on April 15, 2023 at 9:30 a.m. in the Community Room.

#### **Community Room Committee – Polly Ann Fox**

There were no Community Room rentals in the month of March.

Thank you to ALL those who helped on Friday to fill ALL those eggs. Although we did not count how many eggs we filled, we believe it was approximately 1000 eggs. Our estimate is that we had 60+ kids

participate. And, a special thank-you to Christin Banks who was a very special and friendly Easter Bunny.

### **Marina – Polly Ann Fox**

We started Spring services on April 3, 2023. The 2023 Spring Marina Fees are posted on the LSPOA website.

We have the marina residence primarily ready for rent with the exception of a few finish up details, final cleaning and carpet cleaning. John has had some interest and has shown it to a couple of interested parties. 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 March:

Joe & Ana Hooten	371	Pool
Barbara Fitzpatrick	1065	Shingles
Darren Hurst	202	House Addition
Ken & Karen Mueller	672	Garage Addition
Randy & Karen Ragin	1461	Pool
Jim & Debbie Kleiser	528	Deck
Raymond St. Clair	572	Boat Dock
Richard Veach	1384	Shingles
Don Saunders	470	Shingles
Phillip & Rosie Asher	679	Outbuilding
Scott & Janet Freeman	1665	Attached Garage

### **Clean Up – Ryan King**

Cleanup rounds were completed on April 5, 2023 the results were one building violation assessment, two cleanup violation assessments, 21 courtesy letters & two 3rd letters.

Reminder that litter pick up day will be hosted on Saturday, April 22<sup>nd</sup> starting at 9 a.m. in the office parking lot. Complimentary Santee trash bags will be given to all of those that attend. Please stop in for some coffee and donuts. We will meet at the dump between 11 a.m. - 11:30 a.m. to give prizes for the heaviest trash bags!!

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

Cleaned out debris from several culverts. Cleared fallen trees and limbs from storms. Replaced and updated about 15 water meters.

Andy made a motion to approve road paving for \$120,000 from the set aside funds. Gina seconded the motion, and motion passed.

### **Security – Autumn Hurm**

Plans are underway to hire a part-time security officer.



A meeting has been set to continue progress on boating safety review on Lake Santee for the 2023 season.

DNR is providing a boater safety class on June 3<sup>rd</sup> for 4-5 hours. You may register by calling the lake office so we can finalize the count for lunch. This is an excellent opportunity for new or experienced boaters. It would be beneficial to the class if a few people attended that are familiar with Lake Santee as it will be helpful for new members. Autumn made a motion to offer Marina incentive for the first 50 households that sign up and attend the boat safety class on June 3<sup>rd</sup>. Gina seconded the motion, and motion passed.

Autumn has received an estimate of \$8,200 for updating/purchasing new safety cameras for the lake. The new system will save \$527.75 monthly in operating fees for the older system. The 11 month savings of \$5,805.25 will offset the new cost. The lake contract for the older system is up in June, so will have to eventually go with a new system to purchase any replacement equipment for our failing equipment. Autumn made a motion to approve \$8,200 under the security budget to update/purchase new safety cameras throughout the lake. Ryan seconded the motion, and motion passed.

#### **OLD BUSINESS**

- Restaurant – John updated the board on the status of the restaurant. Mary made a motion to accept the restaurant lease terms as discussed in the executive meeting. Ryan seconded the motion, and motion passed with one opposition.

#### **NEW BUSINESS**

- Transfer \$15,000 from LSPOA to Marina for boat slip income. Polly made a motion to transfer \$15,000 from LSPOA to Marina for boat slip income. Tony seconded the motion, and motion passed.
- Nominating Committee – Steve announced a nominating committee has been selected for the August elections. Nancy Frederickson will chair the committee, along with Carol Goodwin, Jeff Haboush, and Jeff Mackzum. Mary made a motion to accept the nominating committee. Autumn seconded the motion, and motion passed.
- YMCA Tree City Rolling Tour on Saturday, June 24. Ryan made a motion to approve the YMCA Tree City Rolling Tour to use Lake Santee on Saturday, June 24. Nathan seconded the motion, and motion passed.
- Clarksburg Community Volunteer Fire Department (CCVFD) Breakfast on Saturday, May 27 at Lake Santee fire station. Tony made a motion to approve the CCVFD to host a breakfast on Saturday, May 27 at the Lake Santee fire station. Andy seconded the motion, and motion passed.
- Carol Goodwin announced that a 501(c)(3) non-profit organization, Southeastern Indiana Environmental Alliance, is being established in order to be able to apply for grants that will help improve our community. This organization will not be part of the LSPOA board but will have a separate board. The organization will collaborate with the LSPOA and their focus will be on Education, Science and Advocacy (charity).

**MANAGER'S REPORT**

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

Please put your 2023 boat and cart/UTV stickers on prior to using them.

Heavy Trash will end on Tuesday May 30<sup>th</sup>. We will have it again August 12<sup>th</sup> – 27<sup>th</sup> and October 10<sup>th</sup> – 22<sup>nd</sup>.

Attention Boaters: Please review the boating regulations with your family and guests prior to allowing them to drive your boat.

We built 11 fish habitat structures this winter and placed them in 3 coves. A map will be provided with the location of these structures.

There being no further business, Ryan moved to adjourn, seconded by Gina, motion carried. The next regular meeting will be held on May 10, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the May 10, 2023 meeting.

Respectfully submitted,  
Tony Adelman, Secretary