

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 10, 2023

The Lake Santee Property Owners Association Board of Directors met on May 10, 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, and Andy Laudick. Employee present was Rick Crawford. Members present were Connie Adelman (198), Craig Stilwell (201), Donna Knight (108), Dave & Joyce Eddy (68), Gordon & Susan Burgess (814), Jodi & Tom DePalma (218), Nancy Fredrickson (348), Paul Gosnell (1147), Bill Collings (1387), Steve & Deb Yost (803), Matt & Shelli Griffin (1486), Dan Dietrich (263), and Dave Julien (851).

President Knight called for a review of the minutes of the April 12, 2023 meeting. The minutes were approved on a motion by Polly, 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:

Airgas	\$ 121.98	Pieczonka Unlimited	\$ 385.00
Best Way Disposal	\$ 360.01	Premier Companies	\$ 1,133.95
Bladen, Rusty	\$ 1,300.00	Purchase Power	\$ 320.99
Cardinal Pest Control LLC	\$ 55.00	Rumpke of Indiana	\$ 827.20
Colonial Life	\$ 219.10	Stone's Farm Service	\$ 71.49
Crawford, Rick	\$ 35.00	Summit Microsystems	\$ 50.00
D Roq + Bullet Proof (Derrick Muncie)	\$ 1,000.00	Telispire	\$ 105.00
Deb's Cleaning Services, LLC	\$ 88.00	The Office Shop	\$ 69.79
Decatur County REMC	\$ 1,193.66	Tops Home Center	\$ 12.82
Eads Murray & Pugh	\$ 248.00	Total	\$ 22,766.10
Elan Financial Services	\$ 3,450.76	<i>Bills Paid Prior</i>	
G P C	\$ 838.27	Best Way Disposal	\$ 2,795.34
Lake Santee RWWD	\$ 689.86	Bladen, Rusty	\$ 300.00
Lecher, John	\$ 272.77	Dec County Treasurer	\$ 15.00
LSPOA – Petty Cash	\$ 108.45	Vertical Landscaping	\$ 412.00
Murphy Insurance Agency	\$ 9,809.00	Total all Disbursements	\$ 26,288.44

Marina			Premier Energy	\$	1,909.01
Belter's Seamless Gutter Service	\$	288.00	Total	\$	6,945.99
Debra Haboush	\$	240.00	Bills Paid Prior		
Decatur County REMC	\$	175.30	Indy Boat Lifts & Docks	\$	2,755.64
Dentons Bingham Greenbaum, LLP	\$	253.75	Premier Energy	\$	757.45
Eads Murray & Pugh	\$	465.00	The Cincinnati Insurance Co	\$	504.00
Elan Financial Services	\$	595.95	Medart Marine	\$	45.99
First Financial Bank	\$	2,678.97	Wallpe Heating & Cooling	\$	20,725.04
G P C	\$	176.97	Medart Marine	\$	219.28
Lecher, John	\$	14.41			
Lake Santee RWWD	\$	148.63	Total all Disbursements	\$	31,953.39

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member asked about the repair of the pickle ball courts. Polly said there was someone coming on Thursday to look at what would be needed.
- A member asked about a Disc Golf Course being put in. The member indicated his son did these and would be willing to design and build the court for the lake. Steve commented that we would have to find a green space large enough to accommodate the course.

CORRESPONDENCE

- Received an email from a member on the marina's insurance to cover boat servicing. John informed them that we have coverage for these services.
- Received a phone call similar to last month's correspondence on the ability of the association to offer membership privileges with the marina residence rental. John gave them the same response as the previous inquiry.

COMMITTEE REPORTS

Rules & Regulations – Polly Fox on behalf of Nathan Walsman

Rule 12.2 2nd and 3rd 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, 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.

Rationale: Additional items needing permitted.

Tony 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, Autumn seconded the motion, and the motion passed.

Rule 12.27 2nd 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.

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

Recreation – Mary Tapke

The following events occurred since the April 12 LSPOA meeting:

- Bid euchre - April 18, 25, May 2 and 9
- Trivia - April 13, 20, 22, 27, 29, May 4

Upcoming recreation events include:

- Bid euchre - May 16, 23, 30, June 6, 13
- Trivia - May 11, 18, 25, June 1, 4, 8
- Rusty Bladen Band - May 27

Mary made a motion to move Music Trivia to Sunday night and move all recreation events to the community room effective immediately. Autumn seconded the motion, and the motion passed.

Lakes & Beaches – Gina Julien

Aquatic Invasive Species Prevention Program:

- Gina contacted the Aquatic Invasive Species Coordinator at Indiana Department of Natural Resources and asked him to present a brief presentation on Zebra/Quagga Mussels and Asian Carp. These are two highly invasive and destructive species that we need to prevent from entering our beautiful lake. A brief presentation will be provided to lake members on Sunday, May 21 at 1:30 p.m. Lunch will be provided. RSVP is required by May 18 by calling the office and providing your name, lot, and phone number. Only adult members will be permitted. Following the presentation there will be an option to be certified by taking a brief quiz and attestation. By becoming certified, you will not have to call security prior to launching your boat. This is the first in a series of numerous presentations we will host throughout the summer. **Note:** Prior to receiving permits for 2024 boating season ALL members will be required to become certified.
*There will be other opportunities available for members to become certified and members will be notified once those dates are established.
- No Launch signs were placed at the main entrance and at the boat ramp. These signs provide direction that one must contact security prior to launching their boat. Security will ensure that members wishing to launch have conducted the proper decontamination process if they have been to another body of water within the last five days. This is an effort to provide education to our members as well as prevent an invasion.
- Gina has been in contact with nearby lakes that have Zebra Mussels as well as those that do not have Zebra Mussels. Soon, the Aquatic Invasive Species Prevention task force will travel to a nearby lake to view their wash down station and learn about prevention measures they are taking to prevent an invasion. We will provide updates following the visit.
- Transporting fish, other aquatic life, dumping bait buckets and aquariums pose a high risk to the health of our lake by potentially introducing invasive species. **In the State of Indiana, it is illegal to transport fish or other aquatic life from one body of water to another. Large fines will be issued from the State of Indiana as well as from Lake Santee for this offense. Dumping bait buckets or aquariums into our lake will be heavily fined as well.**

Streambank Mitigation and Wetlands Conservation project update:

- We are still waiting for the Army Corp of Engineers to provide their feedback and permit.

Buoys:

- Cove buoys were recently placed. 100' to shoreline buoys will be placed prior to Memorial Day weekend.

Membership – Polly Ann Fox

We had four (4) new memberships to report in the month of April:

- Doug & Nancy Nash 1360
- Chris Carroll 992, 993
- Mike & Linette Thornbury 392-394
- Ted & Jaimie Meyer 1131

Our next Membership Orientation will be Saturday, June 24, 2023 at 9:30 a.m. in the Community Room. This is open to all members.

Community Room Committee – Polly Ann Fox

There were three (3) Community Room rentals in the month of April.

Marina – Polly Ann Fox

Spring services provided through May 5, 2023:

- 33 boat preps
- 26 boat deliveries
- 39 boat pick ups
- 14 pontoon/hull cleanings
- 2 tritoon cleanings

We have had several inquiries regarding the Marina residence. The Board is in the process of looking at the offers and proposals that have been submitted by interested parties.

Please continue to support Robbins on the Dock for your gasoline, food and convenience store needs. The store inventory and pizza oven items have gradually been increasing as patronage has been increasing with the warm weather. It is best to call ahead for pizza oven items.

Polly made a motion to renew the Marina store lease as discussed in the executive session. Ryan seconded the motion, and motion passed.

Building Committee – Ryan King

The following Building Permits were issued in April:

Stephen & Gayle Beard	1233	Culvert
Gary & Kathleen Kennedy	876	Drain tile - Culvert
Dustin Pflum	281	Filling in ditch
Ken & Chris Lehmkuhl	1409	Outbuilding
Brian & Jill Meeke	554	Fence
Kenneth & Lori Wagers	856	House

Clean Up – Ryan King

One (1) building violation assessment and four (4) clean up violation assessments.

Thank you to all the member volunteers that participated in the Clean-Up day. There was 90 lbs. of trash collected.

Roads & Maintenance – Andy Laudick

Andy reported that once the gravel has been delivered maintenance will start spreading the rock on the roads. Also the beach barrels will be put out.

Security – Autumn Hurm

Thank you to Bill Maxwell for his 5 years of service on the security team here at Lake Santee. Enjoy your retirement, Bill. On that note, Lake Santee security team is in search of a part time security officers for both the truck and boat patrols.

Boater Safety Class is offered for Saturday, June 3rd, 2023. The class will start at 9 am. Lunch is provided. Also a bonus \$20 gas gift card for Robbins Marina will be given to the first 50 members that sign up and complete the class. The class will be presented by DNR.

Also, just a reminder to put your stickers on your boats prior to launch and remember to complete your golf cart inspection, if needed to get your stickers for this year. This year will begin, for all golf carts operated after dark, a 3 year renewal for your golf cart. Inspections will be required every 3 years for golf carts operated after dark.

OLD BUSINESS

- Restaurant – A lease has been signed with The Union in Napoleon. The lake restaurant will be called The Hangout by The Union. Friday, May 26th will be their first day open. The plan is the restaurant will open from 4 PM Thursday – Sunday.
- MLA Committee Update - The MLA (Multiple Lot Assessment) committee had their first meeting to introduce members and gave out assignments for members to work on and report back at the next meeting, which will be on Wednesday, May 17.

NEW BUSINESS

- Transfer \$212,400 from checking to a money market account at Edward Jones – Tony made a motion to transfer \$212,400 from the LSPOA checking to Edward Jones. Polly seconded the motion, and motion passed.
- Sale of marina service boat – Polly made a motion to sell the extra marina service boat to Greg Geis at the price discussed in the executive session. Gina seconded the motion, and motion passed.
- Nominating Committee – Nancy Frederickson announced the nominated candidates for to fill the three (3) Board of Directors positions. The election is in August. The candidates are as follows:

Aaron Fitzgerald	Steve Knight
Phillip Hadley	Burke Sandman
Gina Julien,	Ron Tuley.

Tony made a motion to accept the nominations as presented for the three (3) open Board of Director position. Autumn seconded the motion, and motion passed.
- Marina Assessment – We received 32 lump sum payments at \$840 each for a total of \$26,880. Polly made a motion to make a lump sum payment on the marina loan in the amount of \$26,880. Tony seconded the motion, and the motion passed.
- Lease marina residence – nothing to report. The residence is still available.
- LLL Club – Fundraising sales event mums on Saturday, September 2. Gina made a motion to approve the LLC club to hold a fundraising event selling mums on September 2, 2023 with an agreed upon time and place. Ryan seconded the motion, and motion passed.

MANAGER'S REPORT

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

FOWALS (Friends of Wildlife at Lake Santee) are hosting a volunteer day on Friday, May 19th at 2:00 PM to care for the trees planted at the North Gate Entrance. We will be pulling weeds, straightening sponsor plaques, removing tree strapping and spreading mulch. Join us if you can.

Yard sales this year will be held on Friday June 30 and Saturday July 1.

Thank You to Bill Maxwell for his service. Best wishes!

There being no further business, Polly moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on June 14, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the June 14, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary