

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 14, 2023

The Lake Santee Property Owners Association Board of Directors met on June 14, 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 Rodney Hinson. Members present were Jeff Mackzum (1656), Denise & Phil Hadley (646), Connie Adelman (198), Shannon Gibbs (97), Mark Hirt (1107), Nancy Fredrickson (348), Paul Gosnell (1147), Craig Stilwell (201), Donna Knight (108), Dave Julien (851), and Dave & Joyce Eddy (68).

President Knight called for a review of the minutes of the May 10, 2023 meeting. The minutes were approved on a motion by Mary, seconded by Polly.

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:

Barber, Everett	\$ 300.00	Pieczonka Unlimited	\$ 287.00
Barrett, Holly	\$ 650.00	Pitney Bowes/Purchase Power	\$ 320.99
Best Way Disposal	\$ 1,183.63	R B S K	\$ 1,945.81
Cardinal Pest Control LLC	\$ 55.00	Rumpke of Indiana	\$ 818.36
Colonial Life	\$ 219.10	St. Maurice Feed & Supply	\$ 180.00
Crawford, Rick	\$ 35.00	Stevens, Anthony W.	\$ 850.00
Dec Co REMC	\$ 1,381.26	Stone's Farm Svc	\$ 165.80
DISA Global Solutions	\$ 63.50	TELISPIRE	\$ 105.00
Elan Financial Services	\$ 2,293.12	The Office Shop	\$ 50.94
First Financial Bank	\$ 26,880.00	Tops Home Center	\$ 11.75
Gillman Home Center	\$ 194.14	V3 Companies	\$ 2,500.00
G P C	\$ 838.27	Total	\$ 58,594.25
Harrison Sand & Gravel Co	\$ 13,888.62		
Koors Heating & Cooling	\$ 645.00		
Lake Santee RWWD	\$ 690.78	<i>Bills Paid Prior</i>	
Lecher, John	\$ 283.90	Murphy Insurance Agency	\$ 12,750.00
Murphy Insurance Agency	\$ 896.00	Linville, Carla	\$ 575.00
Nobbe Mower Shop	\$ 786.28	Total all Disbursements	\$ 71,919.25
Marina			
Best Way	\$ 301.42	Hirt & Ellco, Inc.	\$ 1,000.00
Debra Haboush	\$ 30.00	John Lecher	\$ 114.84
Dec Co REMC	\$ 216.23	Kyle Waltermann Constr	\$ 1,350.00
First Financial Bank	\$ 1,808.28	Lake Santee RWWD	\$ 149.63
G P C	\$ 176.97	Total	\$ 5,147.37

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 thanked Ryan King and his brother-in-law for washing the stone at the entrance to the lake and the guard shack.

CORRESPONDENCE

- Received a request from a member to review Rule 2.0 to allow 4-wheel off road type ATVs. John informed them it would be taken to the Vice President for consideration. No further review was decided by the board.
- Received a request from a member to remind members to clean up after lighting off their fireworks. Additionally, light in an area that allows the embers to fall away from boat covers and dock canopies.
- Received a request from a member to review Rule 12.10 to allow pole construction structures. John informed them that it would be taken to the Rules and Regulations Committee for discussion. After board discussion, no change in rule.
- Received several inquiries about boats parking overnight at the beach. John informed them that it would be taken to the Vice President for consideration.
- Received a member inquiry about planting trees and shrubs that block lake views. John informed them that the board has discussed this in the past, but there is no current rule and it would be taken to the Vice President for review.
- Received an inquiry about the enforcement of Rule 3.4 that automobile stickers must be displayed on vehicles. John informed them that it would be taken to the Vice President and Security Director for review.
- A member set up an appointment with John to discuss ongoing boating violations. These included:
 - Rider on the back of a boat while pulling wave surfer
 - Wave surfing within the 200' from shore rule
 - Driving in the wrong direction
 - Driver or passenger standing while boating
 - Additionally, the member provided photos of some of the violations and suggested solar lights on the buoys. John informed them that these issues will be taken to the Rules and Regulations Committee and Security Director for consideration.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 7.11 1st Reading

Current rule:

7.11 Importing fish of any species is prohibited unless prior board approval is granted. An individual must not bring to Lake Santee to be used as bait any of the following species: carp, gizzard shad, bull head catfish (all three species), green sunfish, goldfish, suckers, and any other invasive or exotic species. The above mentioned species of fish may be collected by cast net from Lake Santee and used as bait. All unused bait must be killed and properly disposed of, and not returned to the lake alive when finished. Acceptable live bait (minnows) to be brought to the lake are store bought or wild shiners, fathead minnows and creek chubs. However, all live bait used at the lake must not be turned loose alive into the lake when finished.

Proposed rule:

7.11 Importing fish of any species is prohibited unless prior board approval is granted (**allowing for board approved annual fish stock. Importing of any aquatic invasive species, dumping of bait buckets and aquariums is strictly prohibited.**

An individual must not bring to Lake Santee to be used as bait any of the following species: carp, gizzard shad, bull head catfish (all three species), green sunfish, goldfish, suckers, and any other invasive or exotic species. The above-mentioned species of fish may be collected by cast net from Lake Santee and used as bait. ~~All unused bait must be killed and properly disposed of, and not returned to the lake alive when finished.~~ Acceptable live bait (minnows) to be brought to the lake are store bought or wild shiners, flathead minnows and creek chubs. ~~However, All unused live bait must be killed and properly disposed of, and not returned to the lake alive when finished~~ **dumped into the lake (best practice is to take bait home to dispose).**

Rationale:

In the State of Indiana, it is illegal to possess Aquatic Invasive Species. Importing any type of fish from one body of water to another is dangerous to our aquatic life by the potential introduction of Invasive **SPECIES IN** the water that is used to transport the fish (I.E. Zebra Mussels) or fungal or other diseases the fish may carry. Dumping of bait or aquariums into the lake may introduce harmful aquatic species such as Asian Carp, Zebra Mussel, Chinese Mystery Snails or other invasive species.

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

Emergency Rule 4.20 – 1st Reading

4.20 **If using one's boat, equipment, water toys in any other body of water, the following decontamination process must be strictly adhered to:**

Upon leaving another body of water, **INSPECT AND REMOVE** aquatic plants, animals and mud from boat, motor, trailer, and all equipment/water toys.

DRAIN water from boat, motor, bilge, ballast, livewell and bait containers away from landing, boat ramp or anywhere the contaminated water can possibly run into the lake. Check ski lockers, engine compartments for standing water that a bilge pump may not completely drain. Keep drain plugs out while traveling back to LAKE SANTEE.

DISPOSE of unwanted/unused live bait, fish parts, and worms. Best practice is to dispose away from Lake Santee property.

SPRAY/RINSE boat and equipment (including lines, anchors, water toys, paddle boards, kayaks, life jackets, fishing nets, bait buckets, boots or anything that has come in contact with that waterway) with high-pressure hot water >140 degrees - **OR** -

DRY everything for at least FIVE DAYS before launching or using any water equipment/toys in LAKE SANTEE – **OR** –

WIPE DOWN anything that touches the water with a 2 – 10% Bleach solution. Rinse and dry prior to launch.

NEW BOATS, USED BOATS, KAYAKS, PADDLEBOARDS, USED BOAT LIFTS: Anything that has touched any other body of water should be cleaned using the spray/rinse method above or completely dry for FIVE DAYS before launching or placing into LAKE SANTEE. Even if you are getting a new boat, there is no guarantee it has not been in another body of water for test drives.

MANDATORY additional step if boat has BALLASTS tanks and/or bladders: Follow manufacturer recommendation on sanitizing remaining water left in **ballast tanks/bladders** (example: add a 2% - 10% bleach solution to each **ballast tank/bladder**).

NEVER transport and release fish or other aquatic organisms from one waterbody - including contents of aquariums and bait buckets - into LAKE SANTEE.

Nathan made a motion to accept the 1st reading, Polly seconded the motion, and the motion passed. Since this is an emergency rule, it will take effect immediately.

Recreation – Mary Tapke

The following events occurred since the May 10th LSPOA meeting:

- Bid euchre every Tuesday
- Trivia every Thursday
- Music trivia - June 4
- Smart 65” TV was purchased and placed in the Community room on May 23
- Rusty Bladen - May 27
- DRoq + Bulletproof soul band - June 10

Upcoming recreation events include:

- Bid euchre every Tuesday
- Trivia every Thursday
- Music trivia every Sunday
- Fusion band - June 24
- DJ - July 1
- Oddzr band - July 1
- Fireworks - July 1
- Youth Fishing Tournament - July 2
- Nuttin Fancy band - July 2

Mary made a motion to add the Flute Circle, as an additional event, on September 23 from 4 – 8 pm sponsored by Tony and Leanne Lake. Autumn seconded the motion, and the motion passed.

Mary made motion to move the outdoor movie night from October 1 to September 30. Nathan seconded the motion, and the motion passed.

Gina reminded everyone that the Car Show will be this Saturday, June 14 in the main parking lot.

Lakes & Beaches – Gina Julien

Streambank Stabilization and Wetlands project:

We finally received our permit from the Army Corp of Engineers for our project. Now having all three permits in hand, we are actively gathering bids from contractors. We will have projected costs the beginning of next week.

Fall Fish Stock:

We will again stock fish through Aquatic Control. They will stock 3,500 – 4” to 6” large mouth bass and 1,500 – 4” to 6” hybrid striped bass this fall. During the budget process we approved this expense. Note: Aquatic Control has certified their process to prevent introduction of aquatic invasive species.

Gina made a motion to allow fish stock from Aquatic Control to stock fish as outlined above in the amount not to exceed \$10,165.00. Ryan seconded the motion, and motion passed.

Aquatic Invasive Species:

We held our first Aquatic Invasive Species Prevention live presentation on May 21. Eric Fischer, IDNR, Aquatic Invasive Species Coordinator for the state of Indiana was our main presenter. Information provided and the Q&A session was very informative and supported our efforts to keep Lake Santee free of Zebra Mussels, Asian Carp, and other invasive species. We also had Wesley Goldsmith, Fisheries Biologist from Aquatic Control, present on the health of our fish population at Lake Santee. We had 25 people in attendance. After the presentations all participants took a brief quiz, signed a member agreement, and were then qualified to launch their boats without having to first call security. Gina will be including a copy of the member agreement in the June edition of Smoke Signals for your information. We have two (2) additional live presentations set for August 5 and September 23. More information to follow.

John and Gina will be traveling on Thursday, June 15 to Sweetwater Lake to review their decontamination process.

Membership – Polly Ann Fox

We had six (6) new memberships to report in the month of May.

Our next Membership Orientation will be June 24, 2023 at 9:30 am. in the Hangout Restaurant. This is open to all members.

Marina – Polly Ann Fox

Spring services provided through June 9, 2023:

46 - boat preps

45 - boat deliveries

60 - boat pick ups

20 - pontoon/hull cleanings

2 - tritoon pontoon cleanings

A one year lease has been signed for the Marina Residence.

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.

Community Room Committee – Polly Ann Fox

There was one (1) Community Room rental in the month of May. We also hosted our State Representative, Myla's Mission and the Zebra Mussel program.

Building Committee – Ryan King

The following Building Permits were issued in May:

John & Deb Foudray	1142	Fence
Anthony Lake	1197	Culvert
Bruce Reiser	21	Shingles
Rob Martin	575	Deck, Shingles, Siding
David & Angie Karbowski	743	Drainage Tile
Gary & Kathleen Kennedy	876	Fence
Patrick Caudill	1301	Fence
Jerry White	111	Deck
Darrow McCreary	300	Shingles
Barb James	375	Driveway
Larry Nicks	567	House addition

Clean Up – Ryan King

We will be completing cleanup rounds by land and by sea in the month of June.

We will be focusing on dock conditions this year as there have been many complaints of docks in disrepair.

Roads & Maintenance – Andy Laudick

We will continue to spread new gravel. Dust control will be applied as needed.

Andy advised the board that the security building/guard shack will be in need of repairs.

Security – Autumn Hurm

The IDNR Boater Education class is complete and provided excellent information for all who attended. Plans are underway to provide possible shorter boater education in the future that is relevant to Lake Santee.

Security is looking for part-time security member to assist patrol on the roads and on the water. Please contact John at the office if you are interested.

REMINDER: Place your current lake stickers and lot numbers with contrasting colors from boat, on your boat and on your vehicles for the 2023 year. Identifying cars that have member stickers helps

security when they come upon people at the beach or on lake owned property. Some cars have stickers as far back as 3 years old.

Please remember as a boat owner, it is YOUR responsibility to make sure any person that operates your boat is familiar with the rules of Lake Santee. The Lake Santee office has brochures/handouts that list the rules for convenience.

Please remember that the rule for the number of people allowed to be towed behind any type of boat is **2!** Regardless of the type of float or tube you have. Some hold multiple people, however, due to the size of the lake our current rules state you can only pull two (2) people behind a boat at any time.

OLD BUSINESS

- Multiple Lot Assessment Committee Update: MLA Committee has come to an agreement on three (3) possible options for improved equitable distribution through the proposed adjustment of MLA percentages. Mailings have been sent out to the community for review and feedback. Membership open meetings dates will be in your letter.
- Proposed Building Permit Fee schedule be approved as an addition to LSPOA Fee Schedule.
 - \$250 for Home
 - \$100 for Driveway
 - \$100 for Footers or Concrete structure

Ryan made a motion to approve building permit fees as allowed in our By-Laws Article VII, Section 2 C. Nathan seconded the motion, and motion passed. These fees will take place immediately.

- Board candidate replacement - Board candidate Burke Sandman is being replaced by Jeff Mackzum. Ron Tuley has also withdrawn as a candidate. The candidates are now as follows:

Aaron Fitzgerald	Steve Knight
Phillip Hadley	Jeff Mackzum
Gina Julien	

Polly made a motion to accept the changes in the board candidates. Autumn seconded the motion, and motion passed.

NEW BUSINESS

- Updates to Violation Assessments

Violation Assessment fees for Rule 4.20 & 7.11 are as follows:

- Each offense \$500

Violation Assessment fees for Rule 11.16

- 1st offense - \$75
- 2nd offense - \$100
- 3rd offense - \$200

Gina made a motion to approve the violation assessment fees as allowed in our By-Laws Article VII, Section 2 C. Ryan seconded the motion, and motion passed. These fees will take place immediately.

- Special Event request – Law Enforcement Motorcycle Club on June 24th around 12:30 for 75 motorcycles. (Tree City Tour has been approved for that date but times should not overlap.)
- Approval to transfers to/from checking and money market to earn interest.
Tony made a motion to approve the transfer of funds to/from checking and money market to earn interest. Polly seconded the motion, and motion passed.
- Women's Club remove and replace shrubs around guard shack – Women's Club to submit their plan but can start on project in order to have completed by July 4th weekend.

MANAGER'S REPORT

Yard sales this year will be held on Friday June 30 and Saturday July 1. Please submit your name and lot number to the office by June 23rd to be included in the flyer.

If you are renting a boat slip at the marina, please park your car along the drive to the boat ramp or behind the pool after you have unloaded your vehicle with your boating items.

Please follow the county guidelines for lighting off fireworks. Light off fireworks far enough from boat canopies and boat lift covers to prevent the embers from landing on them. Clean up after yourself when finished.

Be courteous of other members when parking your boat in the sand at the beach. Only park there when you are with your boat or are going to be vacant for a reasonable time. There is limited room for boat parking and over 600 boats sharing the lake.

Gina thanked the Booster Club for the new cement sidewalk and upcoming shower.

Steve thanked the board members for their support.

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

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

Respectfully submitted,
Tony Adelman, Secretary