

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 9, 2023

The Lake Santee Property Owners Association Board of Directors met on August 9, 2023 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Tony Adelman, Nathan Walsman, Mary Tapke, Gina Julien, Autumn Hurm, Andy Laudick, and Ryan King. Employee present was Rick Crawford. Members present were Pamela Trent (1174), Annette Coffin (634), Todd James (375), Connie Adelman (198), Paul Gosnell (1147), Jeff Mackzum (1656), Steve Topmiller (25), Jim & Gayle Bryant (599), Scott & Nancy Ranz (601), Dan Dietrich (263), Dave & Joyce Eddy (68), Deb Haboush (586), Tom & Jodi DePalma (218), Brad & Jenni Hanna (206), Lisa Deno (1354), Dave Julien (851), Shannon & Nancy Adderley (708), Rosie Asher (679), Steve & Deb Yost (803), Luther & Sandi Bradford (326), and Donna Knight (108).

President Knight called for a review of the minutes of the July 12, 2023 meeting. The minutes were approved on a motion by Mary, 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	\$ 110.00	Paduano, Christopher	\$ 500.00
Colonial Life	\$ 219.10	Premier Companies	\$ 3,423.27
Crawford, Rick	\$ 35.00	Purchase Power	\$ 429.98
Davis Jr., Dan	\$ 700.00	Rumpke	\$ 819.68
Dec Co REMC	\$ 1,298.82	Summit Microsystems	\$ 50.00
Dyna-Pak Corporation	\$ 2,760.00	Tapke, Mary	\$ 223.13
Elan Financial Services	\$ 1,514.43	Telespire	\$ 105.00
G P C	\$ 877.46	The Office Shop	\$ 200.78
Haboush, Debra	\$ 360.00	Total	\$ 31,341.72
Harrison Sand & Gravel	\$ 470.41	<i>Bills Paid Prior</i>	
Kendall Electric	\$ 171.74	Best Way Disposal	\$ 375.22
Laine Chemicals	\$ 3,344.29	Dyna-Pak	\$ 92.00
Lake Santee RWWD	\$ 674.42	Koors Heating & Air	\$ 406.00
Lecher, John	\$ 332.12	Lake Santee Booster Club	\$ 156.00
Meyer, Bernard	\$ 2,333.92	Pitney Bowes (ACH)	\$ 35.00
Murphy Insurance Agency	\$ 9,809.00	McReynolds IT Solutions	\$ 51.90
New Point Stone Co., Inc.	\$ 468.49	Whitlock Pressure Wash	\$ 485.00
Nobbe Mower Shop	\$ 120.68	Total Disbursements	\$ 32,942.84

Marina

Dec Co REMC	\$	64.36	Lake Santee POA	\$	890.00
Dentons Bingham Greenbaum	\$	43.65	Lake Santee RWWD	\$	167.96
First Financial Bank	\$	251.07	Premier Energy	\$	428.34
Good, Mark	\$	127.17			
G P C	\$	184.93	Total	\$	2,157.48

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member asked about getting some reflective glow in the dark tape to put on the buoys, so they can be seen at night. A couple have been run over because at night they can't be seen.
- The Booster Club has booked the Belairs Show Band for July 20, 2024.

CORRESPONDENCE

- Received a suggestion from a member that the beach restrooms need cleaned and toilet paper restocked more regularly on weekends. John passed that on to maintenance.
- Received a suggestion from a member receiving an automatic fine for a boating violation that the rules that are designated automatic fines should be publicized. John will work on that for the smoke signals.
- Received a suggestion from a member that the tent rule should include a description of the variations of canopies that are classed as tents and prohibited from the community. The member also requested the rule for fencing be amended to include privacy around a hot tub. John passed it on to the Rules and Regulations Committee.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 4.20 Emergency Rule – 3rd Reading

Proposed Rule:

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, live well 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, and 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.

Rationale:

As part of our Aquatic Invasive Species Prevention Program, we are requiring all watercraft of any type to follow the Decontamination Process.

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

Recreation – Mary Tapke

The following events occurred since the July 12th LSPOA meeting:

- Bid euchre every Tuesday
- Trivia every Thursday
- Music trivia every Sunday except July 23
- Farmers Market – July 29
- Kid's Day – July 29

Note: Lake Santee's Got Talent (August 5) was cancelled due to the DJ hired cancelled

Upcoming recreation events include:

- Bid euchre every Tuesday
- Trivia every Thursday
- Music trivia every Sunday
- The Lincoln street band – August 26
- Farmers Market – August 26
- The Funkyard Dogs – September 2

Lakes & Beaches – Gina Julien

Dam Inspection:

The dam and spillway were recently inspected by Indiana Department of Natural Resources. As noted by the inspector, the spillway has several cracks in the spillway concrete that need to be sealed. Also, weeds and saplings need to be removed. We will hire a contractor to fill the spillway cracks and maintenance will remove the weed/sapling growth.

Membership – Polly Fox

We had three (3) new memberships to report in the month of July:

Jacqueline Coronado & Nicholas Thackery, 1200

Dakotah Moore, 1536

Kevin & Christy Meyer, 578

Our next Membership Orientation will be September 23, 2023 at 9:30 AM in the Community Room. This is open to all members.

Marina – Polly Fox

We will soon publish the 2023 Winter Service Fees after the LSPOA Board vote this evening. We recently reviewed the services, the time commitment, manpower needed and the associated costs to provide the various services. We also compared our service costs to other marinas in the local, Indianapolis and Cincinnati areas. We are looking to cover our time and effort, as well as making our services comparable (but less) than neighboring marinas.

Polly made a motion to accept the new marina fees as discussed in the executive meeting and for them to be published on the Lake Santee website soon. Ryan seconded the motion, and the motion passed.

Community Room Committee – Polly Fox

There were seven (7) Community Room rentals and three (3) Shelter rentals in the month of July.

Polly made a motion to approve \$775 expense to bring the restaurant exhaust hood up to code. Ryan seconded the motion, and the motion passed.

Building Committee – Ryan King

The following Building Permits were issued in July:

Brian Clark	1039	Shingles
Eric & Debra Richter	930	Boat Dock
Ken Mueller	671-673	Drainage Tile
Andrew & Michelle Laudick	961	Deck
Matt & Rose Cronley	1510	Shingles
Clarence & Kay Story	268-270	Shingles
Glenn & Sherry Smith	1530	Deck
Greg & Leslie Yazel	1318	Outbuilding

Clean Up – Ryan King

Lake side cleanup rounds were completed on July 11, 2023, and ten (10) courtesy letters were sent out to members.

Roads & Maintenance – Andy Laudick

Maintenance continued applying dust control and maintained gravel roads.

Security – Autumn Hurm

No report

OLD BUSINESS

- Multiple Lot Assessment Committee Update – Ryan provided an update from the Multiple Lot Assessment committee. Ryan made a motion to accept the MLA committee recommendation for no change to be made to the MLA (Multiple Lot Assessment) fees. Mary seconded the motion, and the motion passed.

NEW BUSINESS

- Special Event – Pickleball Round Robin Tournament on September 2, 2023, which is open to lake residents or family members. A motion was made by Autumn to approve the Pickleball Tournament on September 2. Polly seconded the motion, and the motion passed.
- Creekbank Stabilization and Sediment Pond project approval update by Gina.
As previously mentioned, we have permits from all three (3) government agencies on the design submitted to them on our streambank stabilization/sediment pond mitigation project.

Following all bylaw rules regarding loans and financing, Gina made motion to move forward with the construction of the Creekbank Stabilization and Sediment Pond Phase I project and to obtain a loan to finance. Tony seconded the motion, and the motion passed.

MANAGER'S REPORT

The 2023 Annual Meeting of the Lake Santee Property Owners Association, Inc. will be held at 2:00 PM on Sunday August 13th in the community room.

Winter Service Fees will be posted on our website soon. We compared our rates and made adjustments to remain fiscally responsible and competitive in the market.

There being no further business, Polly moved to adjourn, seconded by Tony, motion carried. The next regular meeting will be held on September 13, 2023, at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the September 13, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary