

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

The Lake Santee Property Owners Association Board of Directors met on July 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, Mary Tapke, Autumn Hurm, Andy Laudick, Tony Adelman, and Ryan King. Gina Julien was present via phone. Employee present was Rick Crawford. Members present were Joyce Eddy (68), Nancy Fredrickson (348), Jeff Mackzum (1656), Steve & Deb Yost (803), Tom & Jodi DePalma (218), Connie Adelman (198), Paul Gosnell (1147), Donna Knight (108), Rick Crawford (1482), Matt Griffin (1486), and Bill & Valerie Collings (1387).

President Knight called for a review of the minutes of the June 14, 2023 meeting. The minutes were approved on a motion by Nathan, seconded by Andy.

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	\$ 78.68	New Point Stone Co., Inc.	\$ 469.24
Circle City Pyrotechnics	\$ 8,000.00	Nobbe Mower Shop	\$ 769.99
Colonial Life	\$ 219.10	Pitney Bowes	\$ 212.61
Crawford, Rick	\$ 35.00	Purchase Power	\$ 1,039.40
Crossman Fire & Safety	\$ 149.24	R B S K	\$ 5,440.00
Dec Co REMC	\$ 1,224.03	Summit	\$ 100.00
Elan Financial Services	\$ 2,274.67	Telispire	\$ 105.00
G P C	\$ 851.37	The Office Shop	\$ 695.89
Greensburg Tool & Supply	\$ 687.80	Tommy's Diesel Shop	\$ 42.81
Haboush, Deb	\$ 192.00	Tops Home Center	\$ 257.76
Harrison Sand & Gravel Co	\$ 12,877.30	Total	\$ 42,948.64
Hoeing Supply, Inc.	\$ 165.19	<i>Bills Paid Prior</i>	
Laine Chemicals, LLC	\$ 3,194.93	Eddy, David	\$ 37.50
Hoeing Supply, Inc.	\$ 165.19	Haboush, Deb	\$ 123.00
Laine Chemicals, LLC	\$ 3,194.93	Laine Chemicals, LLC	\$ 3,194.93
Lake Santee RWWD	\$ 748.42	McReynolds IT Solutions	\$ 51.90
Lecher, John	\$ 415.30	The Office Shop	\$ 419.44
LSPOA – Petty Cash	\$ 145.00	Curd Enterprises	\$ 347.00
McReynolds IT Solutions	\$ 33.75	Sullivan, Allyson	\$ 300.00
Meyer, Bernard	\$ 2,524.16	Richards, Pat	\$ 300.00
		Total all Disbursements	\$ 47,772.41

Marina

Dec Co REMC	\$	288.96	Lake Santee RWWD	\$	153.83
First Financial Bank	\$	1,178.11	RBSK Partners	\$	250.00
G P C	\$	179.54	Rick Adams Enterprises LLC	\$	685.59
Lake Santee POA	\$	11,096.01	Total	\$	13,832.04

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

MEMBER INTRODUCTIONS AND COMMENTS

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

A member mentioned the lighthouse on the community room and office roof has been removed and they are looking for community input on whether or not the community wants to spend approximately \$5000 to replace it. In the past, when the light in the lighthouse was on it meant the restaurant was open.

CORRESPONDENCE

- Received several communications with input on the Multiple Lot Assessment (MLA) options. Those correspondences were passed on to the MLA committee.
- Received a contract with Premier Energy for the 2023-2024 Gold Cap on-Delivery Contract. It was signed by Steve Knight and returned.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 7.11 2nd & 3rd 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.

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

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

Rule 4.20 Emergency Rule – 2nd 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 following the Decontamination Process.

Nathan 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 June 14th LSPOA meeting:

- Bid euchre every Tuesday (except July 4)
- Trivia every Thursday
- Music trivia - June 18 and 25
- Fusion band - June 24
- DJ - July 3
- Oddzr band - July 3
- Fireworks - July 3
- Youth Fishing Tournament - July 2

Upcoming recreation events include:

- Bid euchre every Tuesday
- Trivia every Thursday
- Music trivia every Sunday (except July 23)
- The Mix band – July 15 from 5 PM – 8 PM (Sponsored by a lake member)
- The Bellaires band – July 22 (Sponsored by the Booster Club)
- Farmer's Market – July 29
- Kids day – July 29 from 10 AM - Noon
- Lake Santee's Got Talent – August 5 (Dinner will be provided to the community)

Lakes & Beaches – Tony Adelman for Gina Julien

A meeting was held with Indiana Rural Water Alliance, Decatur County Soil and Water District, and Franklin County Soil and Water District to review options available to bring educational programs to our members and farming neighbors. Our first joint event will be a workshop for our neighboring farmers to discuss agricultural practices to improve watershed. This will be held at the end of this month.

Membership – Tony Adelman for Polly Fox

We had five (5) new memberships to report in the month of June.

Marina – Tony Adelman for Polly Fox

No report

Community Room Committee – Tony Adelman for Polly Fox

There were five (5) Community Room rentals and two (2) Shelter rentals in the month of June.

Building Committee – Ryan King

The following Building Permits were issued in June:

Marcus & Judy Neyenhaus	345	Boat dock, siding, windows, doors
Chris Bennett	990	Culvert

Scott & Shannon Gibbs	97	Boat Dock
Joe Hooten	371	Fence

Clean Up – Ryan King

Road side cleanup round was completed on June 23, 2023 the results were 5 courtesy letters, 9 thank you letters and 7 2nd letters.

Lake side cleanup rounds were completed on July 9, 2023 & results will be given at August meeting.

Roads & Maintenance – Andy Laudick

Dust Control was applied where needed.

Maintenance removed fallen trees from the storms.

Some of the gravel roads were leveled out.

Security – Autumn Hurm

Security continues to increase time on the water while also enforcing rules on the road. The team has increased citations both on the water, and also by parking along the water to watch for boating violations while in the truck.

Please understand that our team consists of two (2) full time and two (2) part-time security workers. We are asking that all boaters make themselves familiar with Lake Santee boating rules and regulations.

Please review these rules with family members operating your boats on Lake Santee. If you were out on the water over the fourth, it was busier and there were obviously drivers that were not familiar with the rules.

Tickets/citations are increasing on the water to help remind people that Lake Santee is a small body of water, and obeying the rules is important for the safety of our boating community.

Reminder of rules for boating! These are not inclusive:

1. Boats shall move in counterclockwise direction: shoreline always near the right side of the boat.
2. Slower boats should stay closer to shore! That allows boats pulling skiers/tubers to stay further from the shore.
3. No person shall ride on a pontoon past the front gates or gunnels.
4. Please refrain from moving around on a boat while it is moving.
5. Dangerous negligent or reckless operation of boats is prohibited.
6. No more than 2 individuals pulled behind a boat at **ANY** time.
7. No wake surfing between 11 am and 4 pm on weekends days and holidays.
8. All boats must have a spotter (8 years or older) if towing someone.

New cameras are getting installed at Marina and around the lake and should be completed on Friday, July 14.

OLD BUSINESS

- Guard Shack – Andy made a motion to approve the Lake Santee Women's Club submitted plan to upgrade the landscaping at the guard shack. Mary seconded the motion, and the motion passed.

- **Multiple Lot Assessment Committee Update – Ryan King**
1st of 2 LSPOA MLA community open meetings hosted on June 28, 2023 at 7 PM went well. Committee report / presentation was given to all of the members that came. All feedback from open discussion was taken and will be combined with feedback from the 2nd upcoming community meeting on July 22, 2023 at 10 AM. Final report will be given to the LSPOA Board of Directors to be discussed at August meeting. If you have an opinion, please contact a committee or board member.

NEW BUSINESS

- **Election Committee –** There is a need for two (2) volunteers to assist Nancy Frederickson, chairperson, in counting the board election ballots on Saturday, August 12 at 1 PM. Tom DePalma and Shelly Griffin volunteered. Nathan made a motion to accept the election committee. Ryan seconded the motion, and the motion passed.
- **Special Event –** The Southeastern Indiana Environmental Alliance, a 501(c)3 nonprofit, has requested to hold a Parade of Homes fundraiser event on September 9 from 10 AM – 1 PM. A motion was made by Autumn to approve the Parade of Homes fundraiser on September 5. Nathan seconded the motion, and motion passed.

MANAGER'S REPORT – Steve Knight for John Lecher

Thank you to the LSPOA staff for all the work preparing for the long holiday weekend. The storms and wind added additional work for the maintenance and security staffs.

The ballots for the 2023 election of the Board of Directors will be mailed this week. Ballots can be returned to the lake office by mail or by dropping them off prior to Saturday August 12th at 1:00 PM.

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.

We built 11 fish habitat structures this winter and placed them in Dam, Mohawk and Sunset coves. A map with the approximate locations is on our website. Please refrain from jumping or diving from a boat in these areas.

There being no further business, Steve moved to adjourn, seconded by Andy, motion carried. The next regular meeting will be held on August 9, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the August 9, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary