

Lake Santee Property Owners Association
Annual Meeting Minutes
August 13, 2023

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 13, 2023, at 2:00 PM in the Lake Santee Community Room. The meeting was called to order by President Steve Knight. Other board members present were Andy Laudick, Nathan Walsman, Mary Tapke, Polly Fox, Tony Adelman, Gina Julien, and Autumn Hurm. Employees present were John Lecher, Rick Crawford, Rodney Hinson, and Joyce Eddy. Members present were Nancy & Clair Fredrickson (348), Paul Oefinger (550), Ed Fox (366), Gayle Bryant (599), Bob & Karen Kasee (760), Kathy & Bill Eppinghoff (103), Jim Kleiser (528), Jeff Mackzum (1656), Tom & Jodi DePalma (218), Shelli Griffin (1486), Ellen Marmon (267), Dave & Amy Erickson (266), Maureen Lakin (1162), Kathy Tarzwell (806), Shannon Gibbs (97), Kelly Beischel (1385), Vicki Wilson (510), Dick Veach (1384), Paul Gosnell (1147), Bob & Cathy McDaniel (340), Dave Eddy (68), Bill Fehlinger (884), David & Diana Bennett (1182), Scott & Nancy Ranz (601), Karen Ball (1602), Kim & Craig Stilwell (201), Kari & Ian Rickerby (603), Kim Manlick (350), Bill & Valerie Collings (1387), Aaroon Fitzgerald (555), Donna Clutter (352), Donna Knight (108), Connie Adelman (198), Debra & Jeff Haboush (536), Rodney Schmidt (791), and Karen Leisring (378).

President Knight called the meeting to order and made the following statement:

Welcome everyone, thank you for attending today. Our Lake operates under the Corporate Charter established in May of 1965 as well as the governing by-laws approved, adopted, and amended by all members in good standing effective August 8, 2021. As prescribed in those bylaws, we have this annual meeting for the primary purpose of electing new Directors to the Board, to hear feedback from the membership and conduct any other business that may arise as part of this meeting.

First, I would like to show a show of hands-how many of you have had visits from family and guests who just gush over how wonderful Lake Santee is? I get comments about how friendly everyone is, how all the homes are so well kept, and the public areas are kept manicured and tidy. This level of excellence is no accident. It is the result of the focus and hard work of our staff-our administrative folks, our maintenance staff, and our security group. And the vibrancy of the lake comes in part from the many clubs and activities that keep the energy level high. And the continual improvements and enhancements are the result of the hard work and countless hours of our board of directors. And to the man who wears all the hats, and, who like a juggler, manages to keep five balls in the air at once without losing his own, really is the glue that holds it all together is our lake manager, John Lecher.

But the most important part of this level of excellence is you, our Lake Santee community. Our friends and neighbors. Without your support, we would be just another subdivision.

So, to our staff, our clubs, our board of directors, our lake manager, and to you, our community, thank you for your support and your efforts to make Lake Santee a really excellent and magical place.

I would also like to recognize Andy Laudick for his service to the board and our community. During his tenure, Andy has been the director of recreation, community room/new members, and currently is the director of roads and maintenance. Also, Andy and his son Brayden, filmed and edited the Lake Santee welcome video that is posted on the Lake Santee website. So, Andy, thank you for your service to Lake Santee.

President Knight then asked Tony to provide a summary of the highlights from the 2022 Annual Meeting minutes. After reading the minutes, the minutes were approved by a motion from Nathan and second by Ryan.

President Knight then asked Tony to provide a financial update for the fiscal year. Tony stated:

LSPOA is currently operating as budgeted, and we anticipate that we will finish the fiscal year as budgeted. There are no unusual items to report. As mentioned in previous meetings, this year the membership dues and assessments collected at the beginning of our fiscal year were invested in a money market account at First Financial Bank to allow us to earn interest income. Through July, we have earned about \$5,000 and would expect to earn about \$12,000 - \$15,000 for the fiscal year.

I would like to thank John Lecher for all the extra time that he has put into working with me to provide accurate financials regarding the Marina. The Marina purchase presented a different approach and challenges to providing profit and loss statements since unlike the LSPOA, the Marina operates as a business versus a Homeowners Association and has multiple aspects of operations, services, store, and residence rental that the LSPOA does not have. I am proud to announce that I will soon be ready to award John his unofficial certificate of completion of Advanced Subsidiary and Inter-Company Accounting.

Committee Reports

Rules & Regulations – Nathan Walsman

There were a few modifications and additions made to the rules and regulations over the past year.

The rules regarding yard sales and garage sales were clarified to show the rules were meant for these types of events and not “home sales” as previously stated in the rules.

The fees and deposits for the use of the community room, restaurant, and pavilion were updated for the current year.

The items requiring building permits as well as a new permit fee schedule was added. The main point of this rule was to require a fee for construction that utilizes heavy equipment to help offset the damage caused to the roads by this type of equipment.

New rules were put in place, as well as a few modified, to help prevent the introduction of invasive species into our lake. The rules were updated to include items such as how to properly dispose of bait as well as steps to decontaminate boats and other items that were in contact with other bodies of water.

Recreation – Mary Tapke

2023 kicked off with an Easter Egg hunt April 8. Memorial Day weekend we hosted the Rusty Bladen Band. DRog and the Bullet Proof Soul Band followed on June 10 and The Fusion Band (with Holly Barrett) played on June 24.

The first weekend in July was, as always, the busiest weekend of the year and packed with events. The Women’s Club offered free coffee and donuts as well as a bake sale in the community room. On July 3, the Mad Hatter DJ entertained at the main beach followed by the ODDZ R Band in the Amphitheater. The evening ended with the fireworks display at dark.

July entertainment included the Youth Fishing Tournament on the 2nd. The kids had a wonderful time and there were prizes as well as lunch. The ever-popular Belair’s Band performed on the 22nd. The

month ended with a Farmers' Market on July 29. Kids Day was celebrated in conjunction with the Farmers' Market and there were stations for rock painting, temporary tattoos, face painting and dog petting.

In August, another Farmers Market is planned for the 26th and The Lincoln Street Band will perform that evening.

In September, The Junk Yard Dogs Band will perform Labor Day weekend. An outdoor Movie night is planned for September 30th.

In October, the annual Trunk or Treat is planned for October 28.

In December, Christmas with Santa and the Christmas Décor Contest are planned for December 9.

In addition to the events above, Trivia was held most Thursday evenings, Music Trivia was offered on either Saturday or Sunday and Euchre games were held every Tuesday.

Lakes & Beaches – Gina Julien

Gina provided the following detailed report.

Thank you:

Once again, the Lake and Beaches committee members have been very active in participating in on-site reviews of the streambanks and coves and attending numerous meetings to evaluate the findings from our contractors. My sincere appreciation and thank you goes out to the L&B committee members for their assistance, feedback, and recommendations on all projects and to John Lecher for his support and assistance.

Dam Integrity:

The dam inspection was completed by the Indiana Department of Natural Resources in July of this year. A few minor cracks with vegetative growth were noted in the spillway. We will hire a contractor to repair the cracks and remove vegetation. No actionable items that required a written response were observed.

North End Mitigation / Sediment Reduction and Streambank Stabilization Project:

We hired V-3 Engineering Consultants to complete a design suitable for submission to Indiana Department of Natural Resources, Indiana Department of Environmental Management, and The Army Corp of Engineers for the reduction of sediment flow into our lake. The design includes streambank stabilization and sediment ponds. We received final approval from all three departments at the end of May. Working with V-3, we identified a contractor to perform the work. Following all bylaw rules regarding loans and financing a motion was brought forward and approved to begin construction and obtain a loan to finance the project. Construction is anticipated to begin later this fall.

Grants/Financial Assistance Requests:

In an effort to secure grant funding for our streambank stabilization/sediment reduction project, we applied for grant monies from L.A.R.E (Lake and River Enhancement/Indiana Department of Natural Resources Division of Fish and Wildlife) and Decatur County Soil and Water Conservation/IDEM 319 cost share grant for Salt-Pipe Creek Watershed. To date, we are still waiting for notification of acceptance/rejection.

Aquatic Invasive Species (AIS) Prevention Program:

We elevated our AIS prevention program by having a presentation at the April business meeting followed by a monthly increased presence in Smoke Signals, as well as the Lake Santee Facebook page and

website. We published new rules for decontamination methods and prohibition of dumping bait buckets and aquarium contents into the lake. We installed “No Launch” signs at the front entrance and at the boat ramp to prompt members and contractors to contact security prior to launch to ensure decontamination was performed for any boats that traveled to any other body of water prior to Lake Santee. Additionally, a live presentation for members was conducted by the Indiana Department of Natural Resources AIS Coordinator.

Clean Water Program:

We partnered with Indiana Rural Water Alliance to bring educational programming to Lake Santee members and neighbors. By networking with Decatur County Soil and Water and Franklin County Soil and Water Districts, our first education program will be hosted for our neighboring farmers to discuss agricultural practices to improve watershed at the end of this month.

Lake Santee Boat Docks and Kayak Launch:

Three new boat slips were installed for rental to members. A kayak launch was added at the north end of fishing cove.

Lake Level:

We lowered the lake level by 48” this year, allowed the lake to come up 12” in February and then completely closed the valve in March.

Fish Stock:

We stocked 3,500 largemouth bass and 1,500 striped hybrid bass in October of 2022. The Lake Santee USA Bassin Tournament group generously donated an additional 200 largemouth bass.

Membership Committee – Polly Fox

New memberships from August 1, 2022 through July 31, 2023 were 47.

Community Room – Polly Fox

From August 1, 2022 through July 31, 2023 there were 38 Community Room rentals and 5 shelter rentals. Thank you to the Women’s Club and volunteers who made kitchen improvements to the Community Room this year. We are pleased that we have such nice facilities to offer to our membership for gatherings. We appreciate that those who rent these facilities have respected and taken care of them.

Marina Update – Polly Fox

With 66% (502) of membership ballots returned, the membership voted to purchase the marina property with 332 “Yes” votes vs. 170 “No” votes. With the membership decision, we were able to complete the purchase of the marina property July 29, 2023 (date deed recorded). It has been a learning year for us, but we successfully leased the store and gasoline sales to Robbins, we were able to sign a 1-year lease on the residence. Our part-time employees along with staff and some contract work from Greg and Cara Geis, we were able to make it through our first Fall and Spring season on track and unscathed. Thank you to all who worked so diligently to make our first year successful.

We look at the marina purchase in 2 parts: Part 1, the property purchase (mortgage) and, Part 2, the operations (marina services & residence and store leases). The membership made the decision that we as property owners should own the land and buildings that make up the marina property; we should be in control of that piece of property as an asset and amenity to our membership. We did make some improvements to the property HVAC, painting, and some maintenance improvements. With that, the membership is being assessed over a 10-year period for the purchase of this property. We had 153 members pay their assessment in a lump sum payment. Those funds were applied to the Marina loan.

Regarding operations, our service numbers were: Fall Services - 131 winterizations and 100 shrink wraps; Spring Services - 50 boat preps, 51 boat deliveries, 60 boat pick-ups, 20 pontoon/hull cleanings, 2 tritoon cleanings. We, also as a part of our operations, did purchase a Jeep and a pickup truck. We are operating at a near break-even point in our first 12 months of operations. I want to thank and give “kudos” to the Marina Committee who so diligently projected the Income and Expenses for the first 12 months. Although the committee’s pro-forma estimate was a small profit (approximately \$30,000), due to some unforeseen expenses (a few that have already been mentioned), not being able to rent the residence as soon as expected and excluding non-cash expenses (depreciation and amortization) we were still able to operate at a near break-even for the first 12 months. We anticipate our income results at the end of our first full fiscal year of operation to be near budget.”

This was definitely a learning and work-in-process year. Thank you to John for his extra time and effort in this extraordinary endeavor.

Restaurant Update – Polly Fox

The LSPOA has signed a 2-year lease with The Hangout.

Building Committee & Clean Up – Ryan King

2023 was a busy year for the board! I truly enjoyed working with the other board members to resolve some of our biggest community concerns such as dredging & marina purchase and to name a few. I want my fellow board members to know how appreciative I am of each and every one of them for donating their time to our beautiful lake community. I also want to give John Lecher a big thank you for everything he does. He has taken on more this year than I would wish upon my worst enemy and he should be commended for never ending diligence.

My assigned roles on the board in 2023 were chair of building permits and clean-up. Here is a rundown of this year’s activities in my role.

- 1) 74 Permits were issued, 8 of which were for new homes. These numbers are down from 91 permits and 14 homes in 2022.
- 2) Clean up sent out 36 courtesy letters, 7 2nd notice letters, 2 3rd notice letters, 9 thank you letters this year. During summer cleanup rounds we focused on docks to assure everyone is doing their part to upkeep their property as well as keep it safe.
- 3) I initiated a litter cleanup day in April this year, which resulted in the removal of over 90lbs of trash from our back roads, ditches, and construction sites around the lake. Thank you to all the volunteers who joined me to keep our lake looking beautiful!

During my year on the board in 2023 I also had the opportunity to chair my 1st membership committee. We discussed & explored the potential of modifying the MLA % to improve overall membership financial distribution. I truly enjoyed the experience of meeting new people and understanding the voice of the community. I feel we are truly blessed to have such an open and trusting membership that enables us to have hard discussions without repercussions. I want to thank all the members who donated their time to this objective to help come to a resolution.

Thank you all for allowing me the opportunity to serve my community.

Roads & Maintenance – Andy Laudick

Andy thanked the community, LSPOA Board and John Lecher for entrusting him with the responsibility and allowing him to serve the community.

Gravel Totals for the Year:

New Point Stone

#53 Stone - 41.85 ton

#73 Limestone - 22.96 ton

Harrison

AP8 Q#9821 - 1,076.68 ton

St. Maurice

Salt purchased - 20 ton

Calcium Chloride - 13,500 gallons were applied from June through July

SPECIAL PROJECTS:

New Kayak Launch at North End

New Shower at Main Beach (provided by the Smoke Signal Booster Club)

Security – Autumn Hurm

I would like to thank John Lecher, Rick, Rodney, Randy, and Lauren for their continued hard work and dedication to Lake Santee Security. We are excited to add Riley Cronley also as part-time security employee. The team continues to work collaboratively on the road and in the water to enforce the rules of Lake Santee.

As UTV (Utility Terrain Vehicle) traffic at Lake Santee and surrounding communities continues to rise, so do calls about speeding and dangerous off roading. Please remember UTV traffic must obey all road and traffic rules that apply to vehicles and golf carts. This also applies to guests visiting your home.

ATV's, All Terrain Vehicles (Quad Runners), are not allowed in the lake.

Cameras and security equipment were upgraded this year to help with monitoring our roads and facilities, providing clearer pictures and better surveillance. Thanks to John for facilitating this upgrade.

For the year, there were 19197 miles driven, 5487 hours on patrol, 3326 hours on call, 298 hours on radar, road warnings 18, road citations 23, water warnings 10, water citations 25, assisting CVFD, DCSD, DCEMS 66, animal calls 48, and property owner calls 608.

Please remember that if you want rules enforced then this applies to you AND your family. It is your responsibility to make sure that your family knows the rules of the lake, both on and off the water.

Recognition of Clubs/Organizations

President Knight gave an opportunity for the recognition of various clubs and organizations at Lake Santee.

Booster Club – Paul Gosnell reported that Nancy Frederickson spends about 55-70 hours a month obtaining ads for the Smoke Signals. If you use a business let them know you saw their ad in the Smoke

Signals. The Booster Club will be able to sponsor the Belair's again next year. You can hand out a Smoke Signal to businesses so they can see where their ad goes.

Friends of Wildlife at Lake Santee - No representative spoke at the meeting. Steve commented on the Nature Trail and members should go take a walk through it.

Women's Club – The Women's Club president reported that along with many volunteers from the community, this past year they replaced the kitchen in the Community Room with all new cabinets, countertops & appliances. Also, the overgrown landscaping at the front guard shack was removed and replaced with new plantings by many of the Women's Club "spouse-volunteers". The stone around the guard shack was donated by a lake member. The Women's Club also gave a \$1000 scholarship to a high school senior that lives in the community, volunteers serve on Thursday afternoon each month at The Bread of Life in Greensburg and sponsor an acre with the "Feed the Flock" program, along with supporting various other community organizations.

The Women's Club auction was held last night, August 12, 2023. It was reported that the proceeds were approximately \$9400 and will be given back to help the community. This was the best auction so far with 134 items donated.

Lake Santee Bass Club – No representative spoke at the meeting. Steve mentioned going to the monthly weigh-in to see the size of the bass that we have in the lake.

Lake Santee Book Club – The Book Club meets monthly in the community room. Even though not everyone comes to the meetings many members read the listed books.

Optimist Club – No representative spoke at the meeting. Steve mentioned that the Optimist Club puts out the flags on days that we put out flags at the front entrance.

Clarksburg Community Volunteer Fire Department & C.E.R.T. – No representative spoke at the meeting. Steve mentioned we are lucky to have this amenity here at the lake.

Pickle Ball Club – The Pickle Ball club will be hosting their first annual Pickle Ball Round Robin tournament on Labor Day Weekend for lake residents or their family members.

Love Lake Land Conservation Club – Vicki Wilson said the club sponsors kids and community activities. The club is now a 501(c)(3). Their first activity will be a Halloween party. Also, they will have a state representative coming to one of their meetings.

Southeastern Indiana Environmental Alliance (a non-profit organization) - John Lecher informed the attendees that a 501(c)(3) was recently formed to be able to apply for grants to improve watershed conservation. This organization has a separate board from the LSPOA board. The board is as follows: Carol Goodwin, Chair; John Lecher, represents the RRWD; Steve Yost, Treasurer; Gina Julien, Partner over Science; Ben McCoy will be over Grants, and Nancy Dick will be representing Educational. There are still a few board members yet to be identified. The organization will collaborate with the LSPOA and their focus will be on Education, Science and Advocacy (charity).

Election Committee Results

The election committee consisted of Nancy Fredrickson, Tom DePalma & Shelly Griffin. It took approximately 2.5 hours to count and tally the votes. Nancy mentioned that out of 753 members in good standing, only 241 ballots were returned, which was down from last year. Six (6) proxies were returned

but all were voided because they also voted on their own ballot. She also encouraged everyone to participate in the voting.

The results are as follows:

1st – Gina Julien (182 votes)
2nd – Steve Knight (165 votes)
3rd – Aaron Fitzgerald (137 votes)
All three will serve three-year terms.

Runner up was Jeff Mackzum (127). There were several written in votes. The most votes being four (4) to any individual member.

Member Discussion

President Knight then opened the meeting for comments by the membership. The topics consisted of the following:

Dick Veach – Please become a member of the Clarksburg Volunteer Fire Department to support our lake volunteer fire department.

Sally Kennedy – Sally thanked Rick Crawford and the Clarksburg Volunteer Fire Department for responding to her recent 911 call regarding her son.

President Knight then asked all newly elected Board Members present to stay and have a short organizational meeting with the existing members. He went on to thank Andy Laudick for his service on the Board. Gina adjourned the meeting on a motion, seconded by Nathan, motion carried.

Respectfully submitted,
Tony Adelman, Secretary