

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 11, 2023

The Lake Santee Property Owners Association Board of Directors met on October 11, 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, Gina Julien, Autumn Hurm, Aaron Fitzgerald, and Polly Fox. Employees present were John Lecher, Rick Crawford, and Rich McDaniel. Members present were Jim & Gayle Bryant 599, Nancy Fredrickson 348, Paul Gosnell 1147, Jennifer & Charles Sellers 503, Ron & Vicki Wilson 510, Tom & Jodi DePalma 218, Nancy & Scott Ranz 601, Dick Veach 1384, Bruce Bryan 842, Ronda Peetz 1057, Shannon Gibbs 97, Steve & Deb Yost 803, Dave Julien 851, Dave Fisk 905, and Mark Hirt 1107.

President Knight called for a review of the minutes of the September 13, 2023 meeting. The minutes were approved on a motion by Gina, seconded by Nathan.

Nathan gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Nathan then presented the following bills to the Board for approval:

AnthemLife	\$ 197.80	Meyer, Bernard	\$ 2,328.28
Colonial Life	\$ 219.10	Premier Companies	\$ 2,932.03
Crawford, Rick	\$ 160.22	Purchase Power	\$ 320.99
Dec Co REMC	\$ 1,144.20	Rumpke of Indiana	\$ 847.45
Dec Co Treasurer	\$ 2,301.40	Sieg, Chuck Jr.	\$ 53.79
Eads Murray & Pugh, P.C.	\$ 124.00	Summit Microsystems	\$ 50.00
Elan Financial Services	\$ 1,282.78	Telespire	\$ 105.00
G P C	\$ 877.91	The Office Shop	\$ 37.96
Haboush, Debra	\$ 225.00	Tops Home Center	\$ 155.05
Justus, Richard	\$ 125.22	Trimpe, Joe	\$ 424.14
Lake Santee RWWD	\$ 603.53	Total	\$ 45,291.21
Lecher, John	\$ 483.76	<i>Bills Paid Prior</i>	
Leising Excavating	\$ 30,000.00	Clarksburg VFD	\$ 130.00
Litmer, Brandon	\$ 39.70	IDNR Div. of Water	\$ 200.00
LSPOA – Petty Cash	\$ 200.00	Pitney Bowes	\$ 212.61
McReynolds IT Solutions	\$ 51.90	Total Disbursements	\$ 45,833.82
Marina		Medart Marine	\$ 578.20
Dec Co REMC	\$ 84.86	Randy Depew	\$ 89.29
First Financial Bank	\$ 487.73	Total	\$ 5,520.90
G P C	\$ 179.54	<i>Paid Prior</i>	
Lake Santee POA	\$ 3,938.06	Medart Marine	\$ 102.45
Lake Santee RWWD	\$ 163.22	Total	\$ 5,623.35

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member wanted to propose bringing the car show back again next year to raise money for charity. The event to take place over Father's Day weekend. A flier was presented to the board for consideration.

CORRESPONDENCE

- Received a letter from Anthem Insurance that we received a premium refund. The refund will be passed through proportionally to the employees using the health insurance.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

- No new rule changes at this time.

Recreation – Mary Tapke

Since the last meeting:

Bid euchre every Tuesday

Trivia every Thursday

Music trivia every Sunday (except October 8)

September 30 Outdoor Movie night

Upcoming events:

Bid euchre every Tuesday

Trivia every Thursday (except October 12 and 19)

Music trivia every Sunday (except October 15)

October 28 Halloween Trick or Treat/Trunk or Treat

Lakes & Beaches – Gina Julien

Streambank Stabilization/Sediment Pond/Vegetative Wetlands/Silt reduction project:

The project start date was September 18. The forebay and sediment pond is now in place and the Lake Santee streambank stabilization portion of the project is about to begin. The vast majority of dirt (approximately 660 triaxle truck loads) was removed for the formation of the forebay, sediment pond, vegetative wetlands and surrounding construction site and hauled off to neighboring farms and properties. This frees up space on our property for future dredging spoils that can be seeded/planted for site privacy. A big thank-you goes to John Lecher for his successful efforts to find off-site dump areas and negotiate beneficial pricing.

The construction crew is on track to complete the project by Thanksgiving – again weather permitting.

Off-site Streambank stabilization:

During the time our engineering firm, V-3, was developing the Lake Santee project design for permitting, we asked for an evaluation of off-site stream instability and sediment flow into our on-site stream/lake. It was determined that the property to the northwest has a streambank that has significant erosion and contributes a considerable amount of sediment into our lake. It was estimated that this off-site property

contributes a similar amount of sediment as portions of our own unstable stream. By repairing approximately 700 feet of this off-site streambank, we can greatly reduce the amount of sediment coming into our property. Cost details to be presented during “Old Business”.

Grant Request – FINALLY, A WIN!!!

By working diligently and with a great deal of follow up and determination, John Lecher was able to secure an IDEM -319 (Indiana Department of Environmental Management) cost-share grant through the Soil and Water Conservation District in the amount of \$25,000 (this is the maximum award available). This grant is specific for agricultural watershed projects. The full amount will be applied to the off-site property repair to the northwest of our lake property.

Dredging:

As per our 15-year long range plan to dredge major high silt level coves every two years, we are now at the point to dredge yet another cove area. We have strategically chosen the north portion of the fishing cove as our next site. By dredging this area, we should be able to gauge the sediment flow into our lake after repairing the streambank, installing the forebay/sediment pond and vegetative wetlands. We anticipate dredging approximately 8,000 cubic yards at this point to begin spring of 2024.

MOTION to approve \$197,350 for dredging of 8,000 cubic yards of sediment in the north portion of fishing cove. Nathan seconded and the motion passed.

Aquatic Invasive Species Prevention Presentation:

Our second live AIS prevention presentation was provided on Saturday, October 7. We had 12 members participate. Feedback provided was positive and all stated they learned more about the importance of preventing an invasion.

Lake Level – Annual Draw-down

We began lowering the lake on Monday, October 9 by opening the valve. Valve will be fully closed on March 1.

MOTION to lower the lake by 3 feet this year. Polly seconded and the motion passed.

Aquatic Control – Monthly Maintenance Program 2024 through 2026

We are now at the end of our three-year contract with Aquatic Control for our lake maintenance program. We are renewing for another three-year term. The program includes a monthly inspection for nuisance aquatic vegetation and treatment and algaecide for planktonic algae control six months of the year (April through September) for three years. The cost of the program is \$45,088.35 per year after a 3% discount for on-time payment by April 1 of each year.

MOTION to approve AC maintenance program in the amount of \$45,088.35 per year for a three-year term. Autumn seconded the motion and the motion carried.

Bass Donation:

The Lake Santee Bass Tournament group has requested to donate large mouth bass. The fisheries they are purchasing fish from has provided sufficient documentation verifying that no aquatic invasive species

will be introduced with the bass donation. We are grateful for the generous donation from the Lake Santee Tournament group.

MOTION to allow the Lake Santee Tournament group to bring in bass purchased from a fisheries company that has verified no AIS. Polly seconded the motion and the motion carried.

Membership – Polly Fox

We had three new memberships to report in the month of September.

Marina – Polly Fox

Fall services provided through October 6, 2023:

11 Inboard/IO winterizations
19 shrink wraps
23 outboard winter services
24 deliveries
13 pick ups

We have renewed the lease with Robbins on the Dock through April, 2024. Please see our Community Facebook page for the October posting of hours.

Community Room Committee – Polly Fox

There was one Community Room rental in the month of September.

Building Committee – Ryan King

The following Building Permits were issued in September:

Gentry, Luther	172	Deck
Meyer, Ken & Susan	9	Boat dock
Krulewitch, Kevin	335	Driveway
Schmidt, Rodney & Jena	791	Outbuilding
TK Constructors	867	House
Suiters, Charles	1416	Porch
Coronado, Jacqueline	1200	House
Collier, Allen & Teresa	1467-1469	Drainage Tile
James, Barb & Todd	375	Outbuilding
Logan, John	405	Outbuilding

Clean Up – Ryan King

- Nothing new to report

Roads & Maintenance – Aaron Fitzgerald

- Grading will start this month after getting some rain. Paving is scheduled to start next week.

Security – Autumn Hurm

Riley Cronley has stepped down from his position on the security team for a full-time job elsewhere. He will be available for security staff on occasion. We will continue security with Rick on full-time, and 3-4 part-time workers.

The beginning and end of the season are particularly busy at the boat ramp. Launching or retrieving your boat can be stressful and dangerous.

TIPS:

1) Back the car or truck up in a slow and deliberate manner. Another key is to make small movements with the steering wheel. **The bigger the movement - the easier it is to lose control.** Grasp the steering wheel at the bottom and merely turn the wheel in the direction you want the trailer to go. This, of course, must be done completely opposite if you hold the steering wheel at the top, which can become quite confusing at times. Try both techniques to find out which one works best for you.

2) If you have a bunk trailer then the trick is to back the trailer in so the water covers the bunks, which enables the boat to float free.

3) **Before taking the boat off/or on the trailer, always remember to engage the parking brake.** All ramps are on an incline for a reason, and applying the parking brake will ensure that your car does not get launched with the boat.

Before backing down the ramp PLEASE make sure that everyone has stepped to the side of the truck or car, there is always a potential for the vehicle to slide faster on the wet surfaces or for a person to fall underneath the trailer because the ramp is very slippery.

The paving along the north entrance will be completed soon. The entrance will be closed for a couple of days but open for emergency vehicles.

OLD BUSINESS

- Add Hatton Creek stabilization to the silt project. Gina made a motion to spend \$83,500 for the project. Polly seconded the motion. The motion carried.
- Approve moving loan to First Financial Bank with new amount and terms. Polly made a motion to approve change to silt project loan for \$443,000 loan with First Financial Bank for 7 years at 6.375% with Steven Knight and Nathan Walsman as signers for the loan. Gina seconded the motion and the motion carried.

NEW BUSINESS

- Donation to the Southeastern Indiana Environmental Foundation. Donation will be used as start up money to begin to promote. Polly made a motion for the LSPOA to donate \$1000 to the foundation. Aaron seconded the motion and the motion passed.
- Edward Jones CD's. 2 CDs maturing 10/13. Nathan made a motion to transfer \$192,000 to FFB checking for silt project. Roll \$100,000 to 6 mo CD 5.4%. Proposed use for the money is for dredging in April. Gina seconded the motion and the motion passed.

MANAGER'S REPORT

We would like to thank the RWWD for their \$33,000 contribution to the Creekbank Stabilization and Sediment Pond project. This is a joint effort project between the LSPOA and RWWD. Both entities donated lots for the location of the project with the RWWD's share being more acres. There will also be cost sharing on the future maintenance and dredging costs of the sediment pond.

I want to remind anyone that is purchasing a new boat to check with the office with the make and model to confirm the length is within our guidelines.

The valve on the lake was opened on October 9th. We try to get the lake level lowered 2' by the 3rd week in November. Weather permitting.

There being no further business, Gina moved to adjourn, seconded by Nathan, motion carried. The next regular meeting will be held on November 8, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the November 8, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary