

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**December 13, 2023**

The Lake Santee Property Owners Association Board of Directors met on December 13, 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, Aaron Fitzgerald, Polly Fox and Ryan King. Members present were Tom & Jodi DePalma (218), Shannon Gibbs (97), Dick Veach (1384), Craig Stilwell (201), Connie Adelman (198), Jim & Gayle Bryant (599), Paul Gosnell (1147), Mark Hirt (1107), Matt & Shelli Griffin (1486), Bill & Valerie Collings (1387), Steve & Deb Yost (803) and Dave Julien (951).

President Knight called for a review of the minutes of the November 8, 2023 meeting. The minutes were approved on a motion by Polly, seconded by Mary.

Tony 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:

Adelman, Anthony	\$	525.04	Stone's Farm Service	\$	39.74
Cardinal Pest Control	\$	55.00	Summit Microsystems	\$	50.00
Colonial Life	\$	219.10	Telespire	\$	105.00
Crawford, Rick	\$	35.00	The Office Shop	\$	62.26
Dec Co REMC	\$	1,093.47	Tommy's Diesel Shop	\$	278.98
Elan Financial Services	\$	523.60	Tops Home Center	\$	177.47
Gillman Home Center	\$	179.25	Trade and Supply	\$	278.20
G P C	\$	878.57	Wessler Excavating, LLC	\$	2640.00
Greensburg Dec Co Chamber	\$	130.00	Total	\$	13,945.92
Greensburg Tool & Supply	\$	519.32	<i>Paid Prior</i>		
Haboush, Debra	\$	248.00	Best Way Disposal	\$	1,531.29
Indiana Media Group	\$	57.93	Fox, Polly	\$	94.97
Lake Santee Booster Club	\$	216.00	V3 Companies, Ltd.	\$	83,500.00
Lake Santee RWWD	\$	557.96	Justus, Richard	\$	96.24
Lecher, John	\$	783.51	JaLam & Co., LLC	\$	845.80
McReynolds IT Solutions	\$	51.90	V3 Companies, Ltd	\$	106,125.00
New Point	\$	454.73	Dave O'Mara Contractor	\$	116,476.40
Premier Companies	\$	2,531.77			
Purchase Power	\$	263.62			
Rumpke of Indiana	\$	833.32	<b>Total all Disbursements</b>	<b>\$</b>	<b>322,615.62</b>

### Marina

Dec Co REMC	\$	79.51	<i>Paid Prior</i>		
First Financial Bank	\$	318.13	Lake Santee POA	\$	16,333.55
G P C	\$	179.65	Best Way Disposal	\$	297.60
Lake Santee RWWD	\$	132.55	Medart Marine	\$	8,025.46
Premier Energy	\$	214.31			
Total	\$	924.15	<b>Total all disbursements</b>	<b>\$</b>	<b>25,580.76</b>

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

### MEMBER INTRODUCTIONS AND COMMENTS

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

- No comments

### CORRESPONDENCE

- Received several calls about the recent paving. A few members complained that both lanes were closed for long periods of time. Some commented that they did an excellent job.
- Received an email from a member requesting that dredging is extended past the rental docks at 1573. John passed on the email to the board for review.
- Received complaints from multiple members about dogs tied up outside of a home and continuously barking for long periods of time. Security observed the situation and contacted the member for corrective action.
- Received an email and an office visit about the potholes in the S curve on Pueblo Trail off Santee Drive. John informed them that maintenance would grade it and/or put some gravel in the potholes. The board has been discussing future paving on roads with millings and this would be one of the locations.
- Received a request from a member, wanting to do dock repair, to lower the lake an additional foot. John informed them that he would put the request to the board.

### COMMITTEE REPORTS:

#### Rules & Regulations – Nathan Walsman

#### Rule 11.1 2<sup>nd</sup> and 3<sup>rd</sup> Reading

##### Current rule:

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee.

##### Proposed rule:

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee.  
**Canopies or awnings with side curtains or screens are considered a tent. Canopies or awnings with a top only are allowed.**

##### Rationale:

Clarification on types of tents.

Nathan made a motion to accept the 2<sup>nd</sup> reading. Polly seconded the motion, and the motion passed.

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

## Rule 5.4 2<sup>nd</sup> and 3<sup>rd</sup> Reading

### Current rule:

5.4 Any skier, tuber or anyone engaging in a similar water sport must have on his person a US Coast Guard approved type I, II or III personal flotation device.

### Proposed rule:

5.4 Any skier, tuber or anyone engaging in a similar water sport must have on his person a US Coast Guard approved type I, II or III personal flotation device. **Anyone using a paddleboard, kayak, canoe or other water craft must have on board a US Coast Guard approved type I, II or III personal flotation device.**

### Rationale:

Clarification on requirement for personal flotation device.

Nathan made a motion to accept the 2<sup>nd</sup> reading. Tony seconded the motion, and the motion passed.  
Nathan made a motion to accept the 3<sup>rd</sup> reading. Autumn seconded the motion, and the motion passed.

## Rule 6.6 2<sup>nd</sup> and 3<sup>rd</sup> Reading

### Current rule:

6.6 Members may have guests at the beach, but must provide them with a pass or be in their company. Unless a member notifies Security of special circumstances, a person 18 or under holding a pass will be limited to five guests on the beach at any given time. No guests may remain if the pass holder leaves.

### Proposed rule:

6.6 Members may have guests at the beach, but must provide them with a pass or be in their company. Unless a member notifies Security of special circumstances, a person 18 or under holding a pass will be limited to five guests on the beach at any given time. No guests may remain if the pass holder leaves. **No children 13 years of age or younger may remain at the beach unsupervised.**

### Rationale:

Add a minimum age for unsupervised children at the beach.

Nathan made a motion to accept the 2<sup>nd</sup> reading. Autumn seconded the motion, and the motion passed.  
Nathan made a motion to accept the 3<sup>rd</sup> reading. Polly seconded the motion, and the motion passed.

## Recreation – Mary Tapke

The following events occurred since November 8th LSPOA meeting:

- Bid euchre every Tuesday
- Trivia every Thursday (except Nov. 23)
- Music trivia every Sunday
- Breakfast with Santa and also the Holiday Decor contest on December 9<sup>th</sup>

Upcoming recreation events include:

- Bid euchre every Tuesday
- Trivia every Thursday (except Dec. 14)
- Music trivia every Sunday (except Dec. 24)

2024 RECREATION SCHEDULE			
DATE	EVENT	DATE	EVENT
3/30/2024	Easter egg hunt	8/3/2024	Kids day
5/25/2024	Band	8/3/2024	DJ
6/8/2024	Band	8/24/2024	Band
6/22/2024	Band	8/31/2024	Farmers Market
7/6/2024	DJ	8/31/2024	Band
7/6/2024	Band	9/28/2024	Outdoor Movie
			Trunk R Treat/Trick R
7/6/2024	Fireworks	10/26/2024	Treat
7/7/2024	Youth Fishing Tournament	12/14/2024	Breakfast with Santa
7/27/2024	Farmers Market	12/14/2024	Decor Contest
8/3/2024	Picnic		

Mary made a motion to approve the 2024 Recreation Schedule as discussed in the executive session. Autumn seconded the motion and motion carried.

### **Lakes & Beaches – Gina Julien**

#### **Streambank stabilization/sediment pond/wetlands mitigation project:**

We are nearing completion of our mitigation project that will greatly enhance the quality of our watershed for our own property and downstream. The catch basin and sediment pond construction are complete. Streambank stabilization and wetlands are nearing completion as of this date. As we move forward, we will be able to roughly determine sediment catch rates which should be comparable to the reduction of sediment into our lake. Once the project has reached completion, we will post pictures of the work area.

An area within the stream just north of the bridge requires dredging of approximately 600 cubic yards and additional bank stabilization that was not originally part of the design build. There is a heavy buildup of silt that is hampering the ability to install a riffle pool structure to redirect the water flow. The cost of this addition is up to \$30,000.00.

Gina made a motion to approve up to \$30,000.00 to complete the section of stream as outlined above. Mary seconded the motion, motion carried.

#### **Lake Level:**

In order to accommodate dredging using a long reach excavator from land and then into the lakebed, we need to reduce the lake level by another foot.

Gina made a motion to reduce the lake by one (1) foot, bringing the total reduction to 4 feet below summer pool. Aaron seconded the motion, motion carried.

### **Dredging:**

Dredging began Monday, December 11 by McCullough Excavating. The area being dredged is just south of the north bridge. The process for this area will be completed with a long reach excavator. If the contractor can get into the bed of the lake, we may be able to reduce our costs and dredge a larger portion of the north end of Fishing Cove. At this point, we are calculating a 2 to 4.5 acre dredging area in the Fishing Cove. However, variables in silt depths, use of trac trucks versus triaxles and the ability to dredge from the lakebed will determine the amount of dredging that can be done while staying within budget. Additionally, we will dredge high silt level areas in the following coves: Fishtail, Anchor, Beach, and Sunset coves as budget allows.

Gina made a motion to utilize an additional \$307,650 in set-aside dredging funds not to exceed \$505,000 total for dredging in 2024. Polly seconded the motion, motion carried.

### **Main Beach sand erosion:**

The main beach boat parking area has sustained considerable erosion due to power loading/unloading. To fill in the eroded areas, we will need to hire a long reach excavator to pull sand back up into the areas that are now mostly mud. The cost to accomplish this is \$2,000. For all boaters parking on the beach, do not aggressively use your boat engine to load onto and unload off the beach parking area as this causes ruts and mud slides in this area.

Gina made a motion to approve \$2,000.00 to fill in the boat parking sand area at the main beach. Autumn seconded the motion, motion carried.

### **Indiana Lake Management Society Meeting:**

The next ILMS meeting will be held in March 2024. It is a two-day symposium that John and I have attended during the last three years. The information gained on various components of lake management such as watershed quality initiatives, prevention of aquatic invasive species, clean water programs, lake improvement practices, Indiana state legislative issues, public grants and funds have all provided us with greater insight into ways we can help improve and protect our own beautiful Lake Santee.

Gina made a motion to approve \$1,000 for attendance fees, travel and expenses for John and her to attend the 2024 Indiana Lake Management Society Meeting. Tony seconded the motion, motion carried.

### **Bass Tournament 2024 Schedule:**

The following 2024 Team Bass Tournament schedule for USA Bassin' Division 47 – Lake Santee has been submitted for approval:

SUNDAY APRIL 21, 2024	7:00 AM*
SUNDAY MAY 19, 2024	6:30 AM*
SUNDAY JUNE 16, 2024	6:00 AM*
SUNDAY JULY 21, 2024	6:00 AM*
SUNDAY AUGUST 18, 2024	6:30 AM*
SUNDAY SEPTEMBER 22, 2024*	7:00 AM* END OF SUMMER OPEN*

**\*\*\*ALL PARTICIPANTS MUST BE A CURRENT MEMBER OF USA BASSIN\*\*\***

Entry Fee \$50.00 Per Boat / Optional Big Bass Pot \$10.00 Per Boat

Plus Mandatory \$2.00 Bass Restock Enhancement Fee Per Boat

\*Open Tournament Entry Fee \$65.00/Includes Big Bass Pot

All Tournaments will be Six (6) Hours in Length

Gina made a motion to approve the 2024 Bass Tournament schedule as stated. Autumn seconded the motion and motion carried.

**Membership – Polly Fox**

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

**Marina – Polly Fox**

Final totals for Fall services were:

23 Inboard/IO winterizations

97 shrink wraps

106 outboard winter services

88 deliveries

65 pick ups

36 oil changes

Polly would like to thank the following people who helped to make our Fall Services successful:

Mark Good, Randy Depew, Greg Geis, Cara Geis, Bill Ryle, Brayden Laudick, David Eddy, and Patrick Knafel.

Check the Community Facebook page for winter hours for Robbins on the Dock. Please continue to support the Marina Store during the winter months.

**Community Room Committee – Polly Fox**

There were three (3) Community Room rentals in the month of November.

The Breakfast with Santa was held on December 9, 2023 in the Community Room. Approximately 50-60 people attended and Santa handed out 28 gift bags to children. A special “thank-you” to the Kiwanis, Ryan King, Carol Goodwin and the Women’s Club for all their help to make the event a success.

**Building Committee – Ryan King**

The following Building Permits were issued in November:

Blackmer, Randy	364	House
Winzenread, Charles	1092	Driveway

**Clean Up – Ryan King**

Road side cleanup rounds were completed on Nov 13th and we sent out seven (7) courtesy letters, four (4) second notice letters, two (2) third notice letters and one (1) thank you letter.

**Roads & Maintenance – Aaron Fitzgerald**

We completed the current paving projects. General gravel roads repairs are being taken care of as needed.

We received a quote for approximately \$3000 to do the repairs to the refurbish the dump truck to bed.

A motion was made by Aaron to approve up to \$3,000 for the dump truck bed repairs. Gina seconded the motion, motion carried.

The blades on the road maintainer need replaced at a cost of \$2,300.

A motion was made by Aaron to approve up to \$2,300 to replace the blades on the road maintainer. Nathan seconded the motion, motion carried

### **Security – Autumn Hurm**

There are no recent security concerns or changes to report for this month. We have purchased and replaced the tires on the security truck.

### **OLD BUSINESS**

- Women's Club request to extend line dancing times on Thursdays from 10:00 AM to 12:00 PM.

A motion was made by Mary to approve the Women's Club extending their line dancing times on Thursday to 10:00 AM to 12:00 PM in the Community Room. Nathan seconded the motion, motion carried.

### **NEW BUSINESS**

- Paving proposal

The Lake Santee Property Owners Association's Board of Directors is setting a paving policy for members to organize their neighbors to privately fund the cost of asphalt paving for a stretch of road. The Board agrees to cover 10% of the initial cost, as well as any future re-surfacing or repairs. Below are the steps for approval.

1. A neighborhood advocate must request a budgetary quote from the lake manager.
2. A neighborhood advocate must organize their neighbors to agree to a proportional cost share of the road.
3. The neighborhood advocate requests approval from the Board.
4. The Board requests a finalized quote from the paving contractor.
5. The neighborhood advocate collects all the funds from the neighbors and makes payment in full to the lake office.
6. The paving will be scheduled with the next round of paving within a 2 year period.

A motion was made by Polly to approve to proposed paving policy. Mary seconded the motion, motion carried.

- Approve additional A/C in the restaurant

A motion was made by Polly to approve \$12,000 for an additional A/C system in the restaurant. Ryan seconded the motion, motion carried.

- Approve transfer of funds for paving from Edwards Jones to First Financial checking

A motion was made by Tony to approve the transfer of \$72,500 from Edward Jones set aside to First Financial checking for the balance of paving. Nathan seconded the motion, motion carried.

### **MANAGER'S REPORT**

The next round of dredging has begun. It will be continued in the spring and private dredging will be available once the community dredging is complete. There will be more information on the private dredging in the future. Please consider private dredging along your shoreline if needed. We will prioritize cove dredging based on the amount of private dredging request in each cove.

If you are having shoreline or dock work done this winter, please schedule it soon. We may close the valve in February for dredging in March. Call John at 812-527-2943 if you have any questions.

I want to stress the importance of supporting Robbins on the Dock and The Hangout through the winter. The Hangout has Gift Certificates available online for Christmas gifts. I received several communications over the years from various members about the benefits of having a restaurant and marina. It takes year-round support to make that possible.

There being no further business, Gina moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on January 10, 2024 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the January 10, 2024 meeting.

Respectfully submitted,  
Tony Adelman, Secretary