

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 10, 2024

The Lake Santee Property Owners Association Board of Directors met on January 10, 2024 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Tony Adelman, Mary Tapke, Aaron Fitzgerald, and Autumn Hurm via phone. Employees present were John Lecher and Rick Crawford. Members present were Jim & Gayle Bryant (599), Mark Hirt (1107), Ann Moss (1004), Lacie Warren (1451), Chris Lehmkuhl (1409), and Paul Gosnell (1147).

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

Colonial Life	\$	219.10	Premier Companies	\$	390.58
Crawford, Rick	\$	35.00	Purchase Power	\$	620.99
Crossman Fire and Safety, Inc.	\$	219.10	Stone's NAPA, Inc.	\$	33.37
Dec Co REMC	\$	1,132.53	Summit Microsystems, Inc.	\$	50.00
Elan Financial Services	\$	4,958.73	TELESPIRE	\$	105.00
G P C	\$	878.57	The Nice Law Firm LLP	\$	626.64
Haboush, Debra	\$	275.00	Tommy's Diesel Shop, Inc.	\$	295.43
JS McCullough Excavating, LLC	\$	30,687.50	Tops Home Center	\$	19.24
Lake Santee Marina, LLC	\$	200.00	Wessler Excavating, LLC	\$	4,920.00
Lake Santee RWWD	\$	555.61	Total	\$	49,818.75
Lecher, John	\$	393.62	<i>Paid Prior</i>		
McReynolds IT Solutions	\$	51.90	Pitney Bowes Global(ACH)	\$	212.61
Municipal Electronics Division	\$	80.00	The Hangout	\$	611.84
New Point Stone Co. Inc.	\$	2,008.82	Total Disbursements	\$	50,643.20

Marina					
Dec Co REMC	\$	73.36	<i>Paid Prior</i>		
First Financial Bank	\$	282.35	The Hangout	\$	301.36
G P C	\$	179.65			
Lake Santee RWWD	\$	153.47			
Premier Energy	\$	100.96			
Total	\$	789.79	Total all disbursements	\$	1,091.15

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member asked for clarification that 4th of July Fireworks will be held on July 6th. Mary confirmed.
- Member had a concern on the paving proposal.
- Member had questions about the water tower. John's response that that would be a RWWD question.
- Member questioned the water costs. John explained that is RWWD not the LSPOA.

CORRESPONDENCE

- Received a call about the new speed hump. Member felt like it needed to be painted with yellow stripes. They also commented that it is doing its job and we could use a few more.

- Received a call about the size of cover docks allowed. Suggested covered docks should be on owner's property and not extended into the lake.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 12.17 1st Reading

Current rule:

12.17 Fencing may be no higher than 48 inches and will not be allowed to excessively block the view of any property owner from any direction, as determined by a majority of the Building Committee.

Proposed rule:

12.17 **Continuous** fencing may be no higher than 48 inches and will not be allowed to excessively block the view of any property owner from any direction, as determined by a majority of the Building Committee. **Privacy fencing/screening will be allowed up to 72 inches maximum height and total length of 16' in any incremental configuration as long as the privacy fencing/screening abide by the same setback requirements to the road right ways (30'), normal high-water level (50'), and property lines of abutting property owner (10'). Privacy fencing/screening includes landscaping or plantings intended to provide a visual barrier. The privacy fencing/screening shall not obstruct the view of the lake, common areas, or the streets from the neighboring properties as determined by a majority of the Building Committee.**

Rationale: Requests from membership

Nathan made a motion to accept the 1st reading. Mary seconded the motion, motion carried.

Recreation – Mary Tapke

The following events occurred since December 13th LSPOA meeting:

- Bid euchre every Tuesday
- Trivia - Dec 14, 21, 28 and Jan 4
- Music trivia - Dec 17, 31 and Jan 7

Upcoming recreation events include:

- Bid euchre every Tuesday
- Trivia – Jan 11

Lakes & Beaches – Nathan Walsman for Gina Julien

Main Beach Sand Repair:

We are contracting with an excavating firm to pull sand back up onto the beach area that has been displaced by power loading/unloading. They will scrap up the sand and fill in the valleys of muck as best as possible. Again, for those parking on the beach, please do not utilize your boat engines to load/unload onto the beach parking areas.

Streambank Stabilization/Sediment Ponds/Wetlands – Update:

The construction/excavation portion of this phase will be completed this month. Vegetation installation and restoration to follow closer to spring.

Membership – Nathan Walsman for Polly Fox

We had three (3) new memberships to report in the month of December.

Shelly Duncan, Lot 1032

Plus 2 additional new memberships.

Marina – Nathan Walsman for Polly Fox

We had just a few more services completed after our December meeting:

- 23 Inboard/IO winterizations (no change from December meeting)
- 98 shrink wraps (1 additional)
- 108 outboard winter services (2 additional)
- 89 deliveries (1 additional)
- 65 pick-ups (no change)
- 36 oil changes (no change)

We have had a few interested 3rd parties in leasing our marina shop and providing marina services. We will be meeting with them to assess the viability of such an arrangement over the next couple of months.

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 – Nathan Walsman for Polly Fox

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

Building Committee – Nathan Walsman for Ryan King

The following Building Permits were issued in December:

McDaniel, John & Brenda	531	House
McDaniel, John & Brenda	531	Boat Dock
Meeke, Brian	554	Boat Dock
Laker, Doug & Chris	568,569	Boat Dock
Trimpe, Joe & Carol	278	Sea Wall
Point Property, LLC	701	House
Lake, Anthony	1197	Asphalt Shingles

Clean Up – Nathan Walsman for Ryan King

Nothing to report.

Roads & Maintenance – Aaron Fitzgerald

General winter season maintenance continues.

Aaron has fielded phone calls from members in reference to severe muddy roads on the gravel roads. We are working with Brandon Litmer to identify and fix these roads. At the same time, we are looking ahead to put more budget aside for winter road repairs.

Aaron made a motion to purchase a hydraulic pump for the dump truck not to exceed \$750. Mary seconded the motion, motion carried.

Security – Autumn Hurm

Happy New Year! As a reminder to all, our community safety is a group effort.

As the weather approaches below freezing, make sure to keep your pipes protected and turn off your water if you are leaving your home for a period of time. Sounds like a cold stretch is coming in the next week.

The security team is concerned about the amount of loose dog calls during this colder weather. Please try to keep your dog inside or protected from the cold. Nighttime temperatures will be close to zero next week.

Thank you to all for driving safely on the roads during the slush and snow. Please continue to be mindful of the school bus route and continued safety for those who walk along the sides of the road. There have been no complaints this year of anyone trying to pass the school bus or not stopping when the red lights are flashing.

I am looking into the pricing of a “one call “system for emergencies here at Lake Santee. I would like to have something in place by Spring that families can opt into and would receive only emergency messages at the lake. Water safety and our children being my number one concern. Community members would have rapid information regarding a missing child or a potentially dangerous situation. Members would have the option to participate, it would not be mandatory.

OLD BUSINESS

- Silt and Sediment Change order - The rip rap for the creek bank stabilization stopped short of area that appears to be needed. John has requested the board approve a change order not to exceed \$15,000 to continue the rip rap to the end of the section.

A motion was made by Tony to approve a change order not to exceed \$15,000 to continue the rip rap to the end of section. Nathan seconded the motion, motion carried.

- Raise Lake Water Level - John requested that the lake level be raised one foot (1') in February back to the three foot (3') level in order to start the dredging earlier.

A motion was made by Mary to raise the lake water level one foot (1') in February. Nathan seconded the motion, motion carried.

NEW BUSINESS

- 2024/25 Management Agreement between Lake Santee Regional Waste & Water District and Lake Santee Property Owners Association (LSPOA)

A motion was made by Tony to approve the 2024/25 Management Agreement between Lake Santee Regional Waste & Water District and the Lake Santee Property Owners Association. Mary seconded the motion, motion carried.

- 2024/25 LSPOA Budget

A motion was made by Nathan to approve the 2024/25 Lake Santee Property Owners Association (LSPOA) budget. Mary seconded the motion, motion carried.

- Approve transferring \$30,000 from Edward Jones to First Financial checking for dredging.

A motion was made by Tony to transfer \$30,000 from Edward Jones to First Financial checking for dredging. Nathan seconded the motion, motion carried.

- Tornado Siren - There is a tornado siren that will be solar powered and available soon for Lake Santee. The process is underway to install at the East Beach in the next few months.

A motion was made by Nathan to approve the installation of a tornado siren at the East Beach. Aaron seconded the motion, motion carried.

- Women's Club Donation – The Women's Club would like to donate five (5) more benches for underneath the umbrellas on the beach that do not have a bench.

A motion was made by Mary to accept the donation from the Women's Club for five (5) more benches for the beach. Nathan seconded the motion, motion carried.

MANAGER'S REPORT

The 2024/2025 Dues and Assessments will be \$930.00. The Special Assessment for the Marina will be \$100.00 (for those members that haven't paid the lump sum payment). There is no increase in boat or cart permits or boat slip rental fees. The Board of Directors was able to balance the 2024/2025 budget with a 3.3% increase in Dues and Assessments while holding other permits and fees the same as last year. The annual dues will be mailed mid-February.

Any member that has questions about the annual budget can make an appointment with me to review the income and expenses. I welcome the opportunity to answer those questions and can meet during office hours, evenings and weekends.

There being no further business, Nathan moved to adjourn, seconded by Tony, motion carried. The next regular meeting will be held on February 14, 2024 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the February 14, 2024 meeting.

Respectfully submitted,
Tony Adelman, Secretary