

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 13, 2024

The Lake Santee Property Owners Association Board of Directors met on March 13, 2024 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, and Aaron Fitzgerald. Employees present were John Lecher and Rick Crawford. Members present were Gayle & Jim Bryant (599), Jeff Mackzum (1656), Mark Hirt (1107), Tom DePalma (218), Chris Lehmkuhl (1409), Connie Adelman (198), Paul Gosnell (1147), Matt & Shellie Griffin (1486), Scott & Shannon Gibbs (97), Joyce Eddy (68), Dick Veach (1384), Steve & Janet Kulpinski (1355), Bill & Valerie Collings (1387), Donna Knight (108), and Dave Julien (851).

President Knight called for a review of the minutes of the February 14, 2024 meeting. The minutes were approved on a motion by Polly, seconded by Gina.

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:

Aquatic Control	\$ 45,088.34	Saint Maurice Feed & Supply	\$ 21.40
Cardinal Pest Control LLC	\$ 55.00	Stone's Farm Service	\$ 84.38
Crawford, Rick	\$ 35.00	Stone's Napa, Inc.	\$ 470.64
Decatur County REMC	\$ 1,298.08	Summit Microsystems, Inc.	\$ 50.00
G P C	\$ 878.57	Telispire	\$ 105.00
Greensburg Tool & Supply	\$ 44.78	The Office Shop	\$ 83.61
Haboush, Debra	\$ 160.00	Tops Home Center	\$ 160.37
Lake Santee Marina, LLC	\$ 15,000.00	Vinyl Solutions Unlimited	\$ 63.84
Lake Santee RWWD	\$ 554.74	Wesseler Excavating	\$ 2,024.00
Lecher, John	\$ 179.76	Total	\$ 72,727.80
McReynolds IT Solutions	\$ 294.58		
New Point Stone Co., Inc.	\$ 472.92	<i>Bills Paid Prior</i>	
Premier Companies	\$ 3,148.09	Curd Enterprises	\$ 2,519.15
Purchase Power	\$ 1,520.99	Elan Financial Svcs	\$ 6,738.01
Rumpke of Indiana LLC	\$ 933.71	Total all disbursements	\$ 81,984.96
Marina			
ACRA AUTO	\$ 174.20		
Dec Co REMC	\$ 85.20	<i>Bills Paid Prior</i>	
G P C	\$ 179.65	Lake Santee POA	348.40
Lake Santee RWWD	\$ 147.37	Premier Companies	\$ 266.46
Randy Depew	\$ 186.96	Total all disbursements	\$ 1,388.24
Total	\$ 773.38		

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member wanted to say thanks to everyone that was involved in the north end mitigation project. He was appreciative and said it looks great.
- Member wanted to thank the maintenance for installing the benches under the umbrellas. Also a reminder the Women's Club will be hosting and Eclipse Party on April 8.
- Member asked if the marina house has been rented because it does not show as income. Tony stated the amount was doubled up one month but has been accounted for.

CORRESPONDENCE

- Received an email with questions about the design and flow of the Creek bank Stabilization and Sediment Pond project. The main two (2) questions are why is the intake of the sediment pond so high and why didn't we place rock along the entire creek. The design of the creek is for the normal rainfalls to follow the creek and not enter the sediment pond. The sediment pond is intended for larger sediment during heavy rainfalls of 2" or more. The sediment pond couldn't be dug deeper because we would be below the water table. The intention of the project was to design a low-cost construction project that addresses the most volatile areas of the creek. The design of the creek bank stabilization includes rock in the turns of the creek with high velocity as opposed to the full length of the creek.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

None

Recreation – Mary Tapke

The following recreation events occurred since the February 14th LSPOA meeting:

- Bid euchre - every Tuesday
- Music Trivia - March 10

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday except March 31
- Easter Egg hunt - March 30

Lakes & Beaches – Gina Julien

Annual Lake Lowering:

By request of membership to keep the lake level up longer in the season, we will propose to change the language in the rule to the following:

Open valve to reduce lake level BY November 1 each year.

Ohio Lake Association:

During our site visit to Lake Lorelei last fall, we were made aware of a Lake Society that is comprised of private lake communities like ours. Although we have gained a great deal of information from participating in the Indiana Lake Management Society, that group is comprised of 95% public lake attendees. By joining the Ohio Lake Association, we will be able to network with other private lake groups and gain a better understanding of solutions these similar lake groups have employed. This will be helpful for Lake Santee.

Gina made a motion to approve \$150 annually to join the Ohio Lake Association. Mary seconded the motion and motion carried.

Streambank Stabilization/Sediment Reduction Project:

The last step to completion of this project is to integrate plantings in raw streambank sites. This will be completed by end of April.

Dredging:

Our dredging contractor will begin dredging this month. Prior to launch, we verified that steps were taken by the contractor to prevent introducing invasive species/zebra mussels into our lake. We budgeted to remove a total of 20,000 cubic yards of sediment. Portions of coves to be dredged are Beach, Fishtail, Sunset, Anchor and Fishing coves. The portion of each cove to be dredged was determined by sediment measurements performed while the lake level was low enough that the lake bottom of these areas was exposed (without water).

Aquatic Invasive Species Prevention:

We will host our third (3rd) aquatic invasive species prevention presentation on April 27 at 10:00 AM in the Community Room. The presentation will be provided by Eric Fischer, Aquatic Invasive Species Coordinator for Indiana Department of Natural Resources Fish and Wildlife Division. Continental breakfast will be served and is sponsored by Aquatic Control. Eric's presentations are very informative and interesting. I encourage members to attend and learn about steps we can take to prevent a costly invasion and keep our Lake beautiful.

Membership – Polly Fox

We would like to welcome our two (2) new members for the month of February.

We will be hosting our next Membership Orientation on April 27, 2024 at 9:00 AM in the Community Room. Last year we called this the “new membership orientation,” but we encourage any and all members to come. Letters will be sent to new members beginning September 2023 encouraging their participation. Please watch the Smoke Signals for additional information.

Community Room Committee – Polly Fox

There were no Community Room rentals in the month of February.

We will be hosting the Easter egg hunt on March 30, 2024 at 11:00 AM on the Community Room building lawn for children through the age of 12. Candy or money donations can be brought to the LSPOA office through March 29. If you can help to fill eggs, we will be doing that in the Community Room on March 29 at 10:00 AM.

Marina – Polly Fox

We are scheduling Spring services starting in April weather permitting. The 2024 Spring Marina Fees are posted on the LSPOA website.

We are diligently working on lease renewals for both the marina store and the marina residence. We hope to finalize those and obtain board approval soon.

Please continue to support Robbins on the Dock for your gasoline, food and convenience store needs. Please let him know what items you would like to see him carry as Spring and Summer approach.

Building Committee – Nathan Walsman for Ryan King

The following Building Permits were issued in February:

Pierson, Trace	996	House
Alton, Deena	723	Culvert
Dyas, Brook	349	Boat Dock
Gutierrez, Debra	339	Boat Dock
Zieverink, Danny	136	Asphalt Shingles
Aspinwall, Jason & Vickie	26	House
Gentry, Luther	172	Culvert

Clean Up – Ryan King

Road side cleanup rounds are scheduled for April 9th.

Litter cleanup day has been scheduled for April 20th.

Meet at lake office parking lot between 9 AM - 9:15 AM. Trash bags will be provided.

Prizes will be given to the top three (3) heaviest trash bags returned to the Lake Santee dump between 11am - 11:30am.

Roads & Maintenance – Aaron Fitzgerald

John and Aaron continue to review best spots to pave in 2024 and beyond. This is a 10 – 15 year project and would not be completed before 2040. Currently there are 13 miles of gravel roads.

There has been a “reorganization” with the Maintenance team to improve efficient work completion. Maintenance will continue as scheduled.

Security – Autumn Hurm

We continue to post openings for the security team. We would like to increase our team by summer/Memorial Day weekend to assist with having road and water security, especially on the weekends.

Please ask any contractors working on your home to NOT block the roadways with their trucks/cars for safety reasons. We need to be able to get emergency vehicles safely and quickly around the lake if needed.

REMINDERS: The speed limit is 25 MPH, on pavement or on gravel for any type of vehicle. Golf carts can only be driven by a licensed driver, or if you have a permit, you must have someone with you over the age of 18.

New permits/stickers will be issued once dues are paid. Any golf cart that a member has purchased, and this is their first year of ownership, requires a security check before permits are issued. Golf carts used after sunset require inspection every three (3) years by security/lake office. Please see rules and regulations for requirements to drive your golf cart after dark.

Boat stickers will need to be updated in April prior to launch. Boats that have been on a lift on the water throughout the winter will also need updated stickers, even if you do not plan to use your boat this summer.

OLD BUSINESS

- Tent change proposal petition - Nathan made a motion to approve the tent change proposal petition as read. Mary seconded the motion and motion carried.
- Women's Club request for table and chair carts – tabled at this time as more research is needed.

NEW BUSINESS

- June 11th at 6:30 PM Commissioner Tony Blodgett open meeting - Polly made a motion to approve Commissioner Tony Blodgett to hold an opening meeting on June 11th at 6:30 PM in the Community Room. Gina seconded the motion and motion carried.
- Community Room Director combined with Recreation Director – Nathan made a motion to approve combining the Community Room Director with the Recreation Director effective immediately. Autumn seconded the motion and motion carried.
- Board Nominating Committee – Richelle Griffin and Deb Yost to serve on nominating committee with Nancy Frederickson as chair. Gina made a motion to approve Richelle Griffin and Deb Yost as members of the LSPOA board nominating committee. Polly seconded the motion and motion carried.

MANAGER'S REPORT

John Lecher gave a special thank you to the Women's club for the five (5) new beach benches. Now there is a color matched bench under every umbrella.

The lake office is now open on Saturdays from 9:00 AM – 1:00 PM.

Happy Retirement to Patricia Minser. Patricia worked for the lake for 10 years. She started as Gate/Beach guard for 5 years. She was always collecting the most money for the fireworks during her shifts. Patricia then moved to attendant at the Trash/Recycle center for the last 5 years. Patricia was very diligent with making sure the right items were being placed in the recycle bin so we didn't lose the privilege of having recycling in our community. If you followed the rules your dog would get a treat. Thank you, Patricia!

The lake office will close at 12:00 Noon on April 8th for the solar eclipse.

Summer Trash/Recycle hours will begin Tuesday, April 30th.

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

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

Respectfully submitted,
Tony Adelman, Secretary