

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 10, 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, Mary Tapke, Autumn Hurm, Ryan King, Polly Fox, and Aaron Fitzgerald. Employee present was Rick Crawford. Members present were Shelli Griffin (1486), Steve Topmiller (25), Shannon Adderley (708), Connie Adelman (198), Lacy Hunt (912), Vicki & Ron Wilson (510), Joyce & Dave Eddy (68), John & Deb Foudray (1142), Kim & Craig Stilwell (201), Paul Gosnell (1147), Deb Yost (803), Chris Lehmkuhl (1409), and Jen Asher (503).

President Knight called for a review of the minutes of the March 13, 2024 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:

Cardinal Pest Control LLC	\$ 55.00	Stone's Farm Service	\$ 160.74
Crawford, Rick	\$ 35.00	Stone's Napa, Inc.	\$ 128.46
Decatur County REMC	\$ 1,140.59	Summit Microsystems, Inc.	\$ 50.00
Elan Financial Services	\$ 2,572.28	Telispire	\$ 105.00
G P C	\$ 878.33	The Office Shop	\$ 32.42
Haboush, Debra	\$ 250.00	Tops Home Center	\$ 301.50
Hughes	\$ 250.00		\$
Kendall Electric	\$ 94.55	Total	\$ 11,652.97
Lake Santee RWWD	\$ 598.95		
Lecher, John	\$ 535.82	<i>Bills Paid Prior</i>	
McReynolds IT Solutions	\$ 51.90	Murphy Insurance Agency	\$ 9,705.00
Premier Companies	\$ 1,846.09	OLCA	\$ 150.00
Rumpke of Indiana LLC	\$ 935.20	Pitney Bowes	\$ 212.61
Scheidler Bros.	\$ 173.31	Total all disbursements	\$ 21,270.58
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Marina			
Dec Co REMC	\$ 74.02	Great Plains Communications	\$ 179.61
Dec Co Treasurer	\$ 2,939.24	Lake Santee RWWD	\$ 158.64
Elan Financial Services	\$ 291.92	Premier Energy	\$ 143.20
Good, Mark A.	\$ 95.91	Total all disbursements	\$ 3,882.54

After presentation, the bills were approved for payment on a motion by Ryan, seconded by Aaron.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Paul Gosnell asked if anyone had pictures from the Easter Egg Hunt or Solar Eclipse party if they could share with him for the Smoke Signal.

- Deb Yost thanked John Lecher for taking all her calls in preparation of the Women's Club Solar Eclipse Party.
- A special thank you to Jenny and Mike Bird for all their hard work and a very successful Easter Egg Hunt.
- Member suggested the LSPOA purchase a camera for Paul Gosnell to use for Smoke Signal pictures.
- Member requested that the LSPOA meeting agenda be posted on Lake Santee website before the meeting.
- Member had questions in regard to the Marina house lease and usage.
- Member thanked the Women's Club for the new benches on the beach.
- Member asked about the Marina summer store hours in regards to availability to gas.

CORRESPONDENCE

None

COMMITTEE REPORTS

Rules & Regulations – Polly Fox for Nathan Walsman

Rule 13.10 1st Reading

Current Rule

13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened or closed at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Proposed Rule

13.10 Each fall ~~the water level will be lowered beginning the second week of October~~ **we will open the gate for lake lowering by November 1st** and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened or closed at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Rationale

Allow more flexibility in the lake lowering based on lake level. If the lake level is low due to below normal rainfall, we can delay lowering the lake appropriately.

Ryan made a motion to accept the 1st reading. Autumn seconded the motion, motion carried.

Recreation – Mary Tapke

The following recreation events occurred since the March 13th LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday except April 4

- Music Trivia – every Sunday except March 31
- Easter Egg hunt – March 30

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday

Community Room Committee – Mary Tapke

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

Lakes & Beaches – Autumn Hurm for Gina Julien

Dredging:

Dredging began in Fishtail cove April 3. 18” of silt was removed in this cove. Depth in dredged areas at 7’ now. As previously reported, we will dredge portions of Fishtail, Anchor, Sunset and Fishing coves this year. Approximately 20,000 cubic yards will be removed in total.

Streambank stabilization/Sediment Pond and silt reduction:

Our engineering firm, V-3, conducted a site visit to evaluate erosion control. They reported that the large rain events activated the sediment basins, and it is getting a significant amount of flow during storm events. The weir is self-cleaning. Sand and large debris is dropping out quickly near the weir. Once the pond becomes vegetated later in the summer, the silts and clays will filter out. All portions of the project are working as designed.

Aquatic Invasive Species prevention presentation:

Eric Fischer, Aquatic Invasive Species Coordinator for Indiana Department of Natural Resources, will provide a brief presentation on prevention of aquatic invasive species on April 27 at 10 AM. Please attend this very informative program and learn about important steps we can all take to keep Lake Santee free of dangerous/expensive invasive species. A continental breakfast will be served. Please RSVP to the lake office.

Dam Information, Resources and Training:

The Association of State Dam Safety Officials is conducting a one-day training conference for Dam owners, operators, and local officials on June 4, 2024. The cost for attendance is \$200.00.

Autumn made a motion to spend \$200 for John Lecher to attend the Association of State Dam Safety Officials conference on June 4, 2024. Tony seconded the motion, motion carried.

Membership – Polly Fox

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

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 have been sent to new members beginning September, 2023 encouraging their participation. Please call the lake office to RSVP or with questions.

The Easter Egg Hunt was again a great success the morning of March 30, 2024. We wish to thank Jenny Bird who volunteered to organize the event. A great big THANK YOU to all who helped fill the eggs and set them out; a big task. We also want to thank all of you who donated candy and money to make the hunt such a success. We had a few extra generous donors this year and we are especially grateful to them. And, a big kudos and thanks to Paul Romoser who was our fabulous, friendly Easter Rabbit. Finally, thank you to all the families and children who took part in the hunt. It was an extra special event this year.

Marina – Polly Fox

We have started Spring services which began April 1. The 2024 Spring Marina Fees are posted on the LSPOA website. We hope to complete Spring services before Memorial Day weekend. So, please call in advance to schedule your services.

We are moving some of our income from the first 18 months of operations.

Polly made a motion to move \$35,000 from Marina checking to LSPOA for down payment reimbursement and \$15,000 from Marina Checking to Marina Money Market for marina building and grounds set aside funds. Mary seconded the motion, motion carried.

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 – Ryan King

The following Building Permits were issued in March:

Point Property	174	House
Montheith, Scott	558	Boat Lift
Meer, Jim & Kellie	786	Boat Dock
Point Property	175	House
Bane Construction	1594	House
Fields, Dea & Shawn	1569	Driveway
Sweet, Scott	1271	Deck
Anderson, Christine & Ted	1548	Culvert
Hooten, Ana	370	Culvert
Pursley, Tom	1017	Outbuilding
Berrens, Becky & James	1229	Covered Deck
Dora, Michael	164	Attached Garage
Kremer, Harold & Marcy	1567	Driveway
Depew, Randall	1160	Siding
Lucas, Sid & Jennifer	229	Siding

Clean Up – Ryan King

Cleanup rounds were completed on April 9, 2024. There were 1 – Thank you letter, 10 – Courtesy letters, and 4 – 3rd Notice letters.

Roads & Maintenance – Aaron Fitzgerald

The Maintenance crews have been working on spring beach prep.

Security – Autumn Hurm

Interviews have continued for security positions, hope to have more staff on board by summer.

A HUGE thank you for all of the security team and their efforts not only every day, but they all went above and beyond for the eclipse. We had security out on the roads in 2 vehicles and one stationed at the beach, along with John Lecher roaming about! They truly went above and beyond during that spectacular day!

Another shout out to John Lecher, he personally, along with security members, created room in the recycling bins at the dump so it was available to all this past weekend by physically smashing down items after Rumke was unable to empty our bins on schedule due to staffing issues. Again that is going above and beyond. We have a great community here at Lake Santee.

OLD BUSINESS

None

NEW BUSINESS

- Marina residence lease – Polly made a motion to accept the five (5) year lease terms as discussed during the Executive Session with Lakeview Wellness. Autumn seconded the motion, motion carried.
- Marina store lease - Polly made a motion to accept the lease terms as discussed during the Executive Session with Tom Robbins for a six (6) month lease from May 1, 2024 to October 31, 2024. Mary seconded the motion, motion carried.
- Special painting event on April 6 – Ryan made a motion to approve a special painting event for Lake, Land, Love (LLL) club on April 6. Mary seconded the motion, motion carried.
- Autumn attending the OLCA conference May 8 & 9 - Ryan made a motion to approve Autumn attending the OLCA conference on May 8 & 9. Aaron seconded the motion, motion carried.

MANAGER'S REPORT

Members wanting their shoreline dredged can contact McCullough Excavating to get on their list. Once the community dredging is complete, they will contact you to see what you want done and quote you. Please contact them via email: shannon@mcculloughexcavating.com or by phone at 765-386-6514 and let them know it is at Lake Santee.

We are accepting applications for Summer Help for Maintenance, Beach Guards and Gate Guards. Applications are available online or in the office.

Maintenance will be flushing water mains on Wednesdays and Thursdays in April.

There being no further business, Tony moved to adjourn, seconded by Mary, motion carried. The next regular meeting will be held on May 8, 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