

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
February 14, 2024

The Lake Santee Property Owners Association Board of Directors met on February 14, 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, Polly Fox, Ryan King, and Autumn Hurm via phone. Employees present were John Lecher and Rick Crawford. Members present were Joyce Eddy (68), Brad & Jenni Hanna (206), Steve & Deb Yost (803), Tom & Jodi DePalma (218), Donna Knight (108), Ronda Peetz (1057), Paul Gosnell (1147), Chris Lehmkuhl (1409), and Connie Adelman (198).

President Knight called for a review of the minutes of the January 10, 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 | \$ 36.34 |
| Choate, Angela | \$ 177.60 | Stone’s NAPA | \$ 212.47 |
| Colonial Life | \$ 219.10 | Summit Microsystems, Inc. | \$ 50.00 |
| Crawford, Rick | \$ 35.00 | TELESPIRE | \$ 105.00 |
| Dec Co REMC | \$ 1,594.16 | The Office Shop | \$ 1,392.07 |
| DISA Global Solutions | \$ 63.50 | Tommy’s Diesel Shop, Inc. | \$ 6.77 |
| Elan Financial Services | \$ 1,134.49 | Tops Home Center | \$ 258.18 |
| G P C | \$ 943.57 | V3 Companies | \$ 71,679.93 |
| Haboush, Debra | \$ 145.00 | Wallpe Heating & Cooling | \$ 10,500.00 |
| Koenig Equipment | \$ 207.04 | Whitlock’s Pressure Wash | \$ 485.00 |
| Lake Santee RWWD | \$ 552.46 | Total | \$ 94,662.79 |
| Lecher, John | \$ 240.02 | <i>Bills Paid Prior</i> | |
| LSRWWD | \$ 912.89 | BMV ACH | \$ 667.75 |
| McReynolds IT Solutions | \$ 153.15 | INtime (Sales Tax) | \$ 385.29 |
| New Point Stone Co. Inc. | \$ 976.82 | Rydin Decal | \$ 5,544.59 |
| Premier Companies | \$ 1,606.42 | V3 | \$ 189,585.25 |
| Rumpke of Indiana LLC | \$ 920.81 | Total Disbursements | \$ 290,845.67 |
| <hr/> | | | |
| Marina | | | |
| Dec Co REMC | \$ 94.43 | Lake Santee RWWD | 159.50 |
| G P C | \$ 179.65 | Premier Energy | \$ 452.42 |
| Lake Santee POA | \$ 1,336.54 | Total all disbursements | \$ 2,222.54 |

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.

- Women’s Club has tickets for the Bread of Life Turkey Noodle Dinner on March 7.

CORRESPONDENCE

- Received a phone call thanking Rick Crawford from Security for his help with the tool to unlock running car with keys in it. Rick's quick response with the correct tool was greatly appreciated.
- Received an email from a member in the fishing cove requesting that the dredging plans be extended farther south instead of other areas of the lake. I informed them that this would be passed on to the board.
- Received an email asking what the intention is behind the no tent rule and if the rule could be changed to allow families to camp in their backyard. If not, could the board approve a special event like the Great American Campout. I explained that the intention of the no tent rule came from the developers of the lake community, American Realty. American Realty began developing lake communities in the 1950's. They would go back and visit the communities after a few years to learn what worked and what didn't. What they found is that some of the communities turned into campgrounds instead of lake communities. People had tents, campers, tarp dwellings, wood shacks and other temporary structures to live in. None of those providing human waste disposal. When they developed the "Land Restrictions" for Lake Santee, they included minimum building requirements for a house. They also prohibited garages being built prior to a house as well as other temporary buildings, tents, house trailers and shacks. The Board of Directors doesn't have the authority to change the "Land Restrictions". They can only be changed, altered, amended or revoked in whole or part by two thirds of the lot owners agreeing in writing.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 12.17 2nd & 3rd Readings

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 2nd reading. Ryan seconded the motion, motion carried. Nathan made a motion to accept the 3rd reading. Ryan seconded, and the motion carried.

Recreation – Mary Tapke

The following events occurred since January 10th LSPOA meeting:

- Trivia occurred Jan 11
- Euchre occurred every Tuesday

Upcoming recreation events include:

- Euchre every Tuesday
- Trivia and Music Trivia will resume mid March

Lakes & Beaches – Ryan King for Gina Julien

Streambank stabilization/silt reduction project:

Construction within the creek bed is complete with j-hooks, riffle pools, boulders, and shot rock. The sediment ponds are complete as well. We met with the design engineer to review the project on Monday. We walked the entire length of the project and viewed the construction site. The holding ponds and the new stream structures are doing their job nicely and filtering out sediment.

Policy on awarding open boat slips:

All members that rented a boat slip will be eligible to rent the same slip the following year. The rental fee must be paid by April 1. If there are unrented slips, the policy for awarding open slips to members that are on the waiting list will be:

- 75% of the available slips will be assigned to the members on the waiting list by length of time on the list.
- The remaining member names on the waiting list will be put in a lottery and member names drawn to fill the remaining 25% of the slips. **Example: if there are 8 slips open (not rented), then the first 6 member names on the waiting list will get slips (75% of 8 = 6); the rest of the names on the list will be put in a lottery and 2 member names will be randomly drawn for the last 2 slips that are open.
- Only one boat slip will be awarded per membership.
- Members that own lakefront property will not be permitted to rent LSPOA boat slips starting with the 2023 boating season.
- Members that were on the waiting list the previous year and declined acceptance to rent a boat slip will be moved to the bottom of the list if they wish to remain on the list.

Ryan made a motion to approve the policy on awarding open boat slips. Nathan seconded the motion, and motion carried.

Aquatic Control algae treatment fee and schedule:

The fee for algae treatment is \$45,088.35. The schedule is as follows:

| | | |
|------|------|------|
| 4/16 | 5/14 | 6/18 |
| 7/16 | 8/13 | 9/17 |

Ryan made a motion to approve \$45,088.35 for Aquatic Control algae treatment. Polly seconded the motion; motion carried.

Membership – Polly Fox

We had four (4) new memberships to report in the month of January.

We will be hosting two Membership Orientation meetings this Spring and Summer. Please watch the Smoke Signals for additional information.

Marina – Polly Fox

We are preparing for Spring services. Look for the 2024 Spring Marina Fees on both our LSPOA website and on our Facebook page.

Polly made a motion to accept the 2024 Spring Marina Fees. Nathan seconded the motion and 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.

Community Room Committee – Polly Fox

There were two (2) Community Room rentals in the month of January.

We will be hosting the Easter egg hunt on March 30, 2024 at 11:00 a.m. 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 27, 2024. If you can help to fill eggs, we will be doing that in the Community Room on March 29 at 10:00 a.m. Volunteers to help with the event will be much appreciated. Thank you to Jenny Bird who volunteered to coordinate the event this year.

Building Committee – Ryan King

The following Building Permits were issued in January:

| | | |
|--------------------------|---------|----------------|
| Mueller, Keaton | 85 | Culvert |
| Hill, Tom & Kathy | 798 | Sidewalk |
| Hobbs, Ray & Lisa | 1336 | House Addition |
| Roudebush, Derek & Jenni | 264,265 | Boat Lift |
| Pringle, Drew | 139 | Sea Wall |
| Hartley, Joellyn | 858 | Boat Dock |

Clean Up – Ryan King

Next round for lake side cleanup will be scheduled in April.

Roads & Maintenance – Aaron Fitzgerald

John Lecher, Ryan King, and Aaron have been fielding calls from members concerning road conditions during the recent bout of low temps followed by warm temps and thaw. Brandon and his team have been spending a large portion of their time repairing the bad spots.

John, Brandon Litmer, and Aaron toured the gravel roads and will be reviewing a long term plan for all roads.

Security – Autumn Hurn

As the solar eclipse approaches security will continue to evaluate the need to supply gate guards at both entrances and additional staff if needed. So many of the concerns should be influenced by weather, which we cannot predict at this time. Past review of 20 years on April 8th in our area, we only had clear skies 30% of the time.

Security team welcomes Tanner Morgan for part time work. Tanner joins the team and can help mainly on evenings and weekends. He is a member of the volunteer fire department and is an excellent addition to staff here at Lake Santee.

After reviewing options to add additional call services for notifications here at Lake Santee, we will continue to use Mail Chimp, which is available to all members to sign up for notifications via email or cell phone. The sign up can be found on Lake Santee Property Owner Website, scroll to the bottom and click on member portal. John and Autumn had a conversation with Fire Chief Brad Speer, he is willing to activate notifications in our area for concerns that would involve residential safety or alert for missing member from lake Santee if it would not jeopardize the work of the fire and rescue team.

There has been some recent vandalism at the Nature Habitat at Lake Santee. It appears that someone on a cart of some type drove through the area knocking down signs and bird houses and attempted to drive into the woods on the trail until they could no longer pass through the area. We are seeking any information in regards to this event to identify who is responsible for this destruction. Please contact security or the lake office if you have any information.

Please remember: "SEE SOMETHING, SAY SOMETHING"

OLD BUSINESS

None

NEW BUSINESS

- Tent petition - The Board of Directors doesn't have the authority to change the "Land Restrictions". They can only be changed, altered, amended or revoked in whole or part by two thirds of the lot owners agreeing in writing.
- Write offs - Tony made a motion to approve the write-offs as discussed in the executive meeting. Polly seconded the motion and motion carried.
- Employee Raises - Nathan made a motion to approve the employee increases as discussed in the executive session. Tony seconded the motion and motion carried.
- Women's Club Solar Eclipse Event – April 8 – Mary made a motion to approve the Women's Club Solar Eclipse Event scheduled for April 8. Polly seconded the motion and motion carried.
- Women's Club coat, table & chair racks - This item has been tabled.
- Close Lake Santee office at noon April 8 for the Solar Eclipse – Polly made a motion to approve closing the Lake Santee office at noon on April 8 for the Solar Eclipse. Autumn seconded the motion and motion carried.
- Upcoming Special Events at the Lake:
 - YMCA Rolling Tour – June 29
 - Fireman's Breakfast – May 25
 - Myla's Mission – May 18
 - Yard Sales – July 5 & 6

Polly made a motion to approve the YMCA Rolling Tour, Fireman's Breakfast, Myla's Mission and Yard sales for specified dates. Mary seconded the motion and motion carried.

- Spring Riders – Tree City Properties will purchase the equipment and Lake Santee maintenance staff will install the two spring riders. Polly made a motion to approve the Lake Santee maintenance staff to install the two spring riders. Aaron seconded the motion, and motion carried.

MANAGER'S REPORT

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 2024/2025 Dues and Assessments will be mailed February 15th. They are due by April 1 at 4:00 PM.

We are planning to start dredging when the lake reaches full pool. Once this is scheduled, we will announce when the contractor is taking reservations for private dredging.

ADDITIONAL ITEMS:

- Steve reminded everyone that there are specific guidelines on watercraft or toys that are allowed to be on the lake.
- A long-term planning committee is being established by Nathan.
- LSPOA Board of Directors elections will be coming up in August. We will be looking for members to be on the nomination committee. If you would like to be part of the nomination committee, reach out to Nancy Frederickson.

There being no further business, Ryan moved to adjourn, seconded by Mary motion carried. The next regular meeting will be held on March 13, 2024 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the March 13, 2024 meeting.

Respectfully submitted,
Tony Adelman, Secretary