

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 8, 2024

The Lake Santee Property Owners Association Board of Directors met on May 8, 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, Gina Julien, and Ryan King. Employee present was Rick Crawford. Members present were Jeff Mackzum (1656), John Foudray (1142), Nancy Fredrickson (348), Paul Gosnell (1147), Penny Akers (75), Jim & Gayle Bryant (599), Mark Hirt (1107), Karen Leisring & Ed Nungester (378), Craig & Kim Stilwell (201), Steve & Deb Yost (803), Lacy Hunt (912), Connie Adelman (198), Chris Lehmkuhl (1409), Donna Knight (108), Dave Julien (851), and Matt & Shelli Griffin (1486).

President Knight called for a review of the minutes of the April 10, 2024 meeting. The minutes were approved on a motion by Gina, 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:

Brown, Roger	\$ 1,200.00	Lecher, John	\$ 412.15
Cardinal Pest Control LLC	\$ 55.00	Liesing Excavating Inc. & Mulch	\$ 2,035.00
Colonial Life	\$ 219.10	McReynolds IT Solutions	\$ 51.90
Crawford, Rick	\$ 35.00	Murphy Insurance Agency	\$ 3,116.00
Decatur County REMC	\$ 1,051.65	Rumpke of Indiana LLC	\$ 929.78
DISA Global Solutions	\$ 65.00	Summit Microsystems	\$ 50.00
Elan Financial Services	\$ 882.27	Telespire	\$ 105.00
G P C	\$ 878.33	The Office Shop	\$ 47.82
Haboush, Debra	\$ 260.00	Tops Home Center	\$ 288.91
Hoeing Supply, Inc.	\$ 30.41	Total	\$ 131,033.17
Holt, Rachel	\$ 500.00	<i>Bills Paid Prior</i>	
JS McCullough Excavating, LLC	\$ 118,055.00	Colonial Life	\$ 547.75
Julien, Gina L	\$ 95.99	Kendall Electric	\$ 21.20
Lake Santee Booster Club	\$ 102.00	Dec Co Recorder	\$ 175.00
Lake Santee RWWD	\$ 566.86	Total all disbursements	\$ 131,777.12

Marina

Dec Co REMC	\$ 101.85	Lake Santee RWWD	\$ 152.93
First Financial Bank	\$ 1,258.19	Medart Marine	\$ 117.44
Great Plains Communications	\$ 179.61	Total all disbursements	\$ 1,810.02

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

MEMBER INTRODUCTIONS AND COMMENTS

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

A member wanted to bring to the attention of the board that a small child was riding a scooter on Kiowa one night at dusk and wanted to know if that was permitted.

CORRESPONDENCE

- Received a phone call from a member concerning dirty water in the line. John explained that maintenance was flushing the lines in the area. The member suggested we warn the members about possible staining in their wash. John informed them that this message would be added.
- Received a phone call from a member with lots on Kapok Trail about the silt fence behind their property. They are planning on building a home soon. John explained that the dredgers were prepping the spoil site along Snake Road. We hope to put all of the dredging spoils at the current dump site at the old reservoir. The area along snake road will only be used if needed.

COMMITTEE REPORTS

Rules & Regulations – Ryan King for Nathan Walsman

Rule 13.10 2nd & 3rd 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.

Note: Please don't wait until November to request your boat to be picked up.

Ryan made a motion to accept the 2nd reading, Mary seconded the motion, and the motion passed.

Ryan made a motion to accept the 3rd reading, Gina seconded the motion, and the motion passed.

Rule 4.21 1st Reading

Proposed Rule 4.21

The Lake Manager or Security Chief will declare "No Wake" for the entire lake when heavy rains raise the lake level above full pool and higher than shoreline protection.

Rationale

To protect shorelines, boats, docks, and boat lifts when heavy rain overcomes the spillway.

Ryan made a motion to accept the 1st reading, Mary seconded the motion, and the motion passed.

Recreation – Mary Tapke

The following recreation events occurred since the April 10, 2024 LSPOA meeting:

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

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday
- May 25 - Captain Cobwebb Band (Member sponsored)
- June 8 - Rachel Holt

Community Room Committee – Mary Tapke

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

Lakes & Beaches – Gina Julien

AIS Prevention Presentation:

On April 27, Eric Fischer from Indiana Department of Natural Resources provided an aquatic invasive species prevention presentation for 20 of our members. The presentation was very informative and gave members the opportunity to learn how to keep invasive species out of our lake. Please adhere to the steps outlining how to decontaminate your boat, equipment and water toys if you have traveled to any other body of water outside of Lake Santee – you can find this information in the rules posted on the Lake Santee website.

Shoreline protection:

For waterfront properties, it is imperative that your shoreline is protected from erosion to reduce the amount of sediment entering the lake. Please take the necessary steps to secure your shoreline.

Dredging:

As mentioned previously, a total of 20,000 cubic yards of sediment is budgeted to be removed this year. Dredging has been completed in Fishtail, Anchor, and Beach coves. 5,490 cubic yards of sediment was removed from these three coves. Sunset cove is being dredged now. Once we complete Sunset Cove dredging, we will begin dredging Fishing Cove.

Membership – Mary Tapke for Polly Fox

We had six (6) new memberships to report in the month of April, including the following four (4):

Barbara Satkamp	Lot 1610
Jim & Traci Ward	Lot 1379/1380
Joseph, Maureen & Addison Barret	Lot 319
Stephen & Christina Slaughter	Lot 775/774

We had our Membership Orientation meeting on April 27, 2024 at 9:00 AM. It was well attended with approximately 20 people attending plus 3 board members, John Lecher and 2 clubs were represented. The orientation meeting was followed by the Aquatic Invasive Species presentation.

Marina – Mary Tapke for Polly Fox

We started spring services the first of April and we plan to have services completed before Memorial Day weekend. The 2024 Spring Marina Fees are posted on the LSPOA website. If you have not yet scheduled your service and plan to do that, please schedule do that right away.

As of Friday afternoon, May 3, 2024 we have completed:

20 boat preps	28 boat deliveries
38 boat pickups	6 pontoon/hull cleanings
1 tritoon cleaning	9 oil changes

Both the Marina Store lease and the Marina Residence lease have been signed as presented last month and accepted by the Board of Directors.

Please continue to support the Marina services and Robbins on the Dock.

Building Committee – Ryan King

The following Building Permits were issued in April:

Willits, Anthony& Terri	1563/1564	House
Stilwell, Craig	200/201	Boat Dock
Point Property	176	House
Satkamp, Barbara	1610	Attached Garage
Hirtz, Roger	113	Asphalt Shingles
Foudray, John	1142	Covered Patio
Lowe, Charles	534/535	Sidewalk

Clean Up – Ryan King

Litter cleanup on April 20, 2024 was a great success! We had an outstanding attendance & as a group we removed over 50 lbs of trash & debris from our community property. Thank you so much to all that attended!

Roads & Maintenance – Steve Knight for Aaron Fitzgerald

Maintenance will be treating gravel roads with anti dust beginning in June”

Security – Ryan King for Autumn Hurm

The security team would like to WELCOME Jim Schmid for part time Lake Security.

Applications for summer work at the guard shack/beach are now open. Please consider applying for part time summer hours!

Reminder to apply your current 2024 stickers to all boats, cars, and golf carts soon. Tickets will be issued for non-compliance. Any new boats or golf carts need to be registered at the lake office.

Our community is golf cart friendly, however, please be courteous and allow passing room for cars behind you while driving around the lake. Golf carts do not have the right of way on the roads.

Also a reminder especially during Spring and early Summer, to please be aware of your surroundings if you are driving your lawn mower on the road to another location. Please be mindful of the traffic behind you and allow cars to pass safely.

OLD BUSINESS

None

NEW BUSINESS

- Accept lot 1095 against delinquent balance due - Tony made a motion to accept lot 1095 against delinquent balance due, Ryan seconded the motion, and the motion passed.
- Approval of NDHS Cross Country team to train on the dam grass – Mary made a motion to approve the NDHS Cross Country team to train on the dam grass, Gina seconded the motion, and the motion passed.
- Approval to plant five (5) Norway spruce at the main entrance - Ryan made a motion to approve the planting of five (5) Norway spruce at the main entrance, Tony seconded the motion, and the motion passed.
- Approval for CCVFD to have an ice cream truck after breakfast on May 25, 2024 and on July 6, 2024. Gina made a motion to approve CCVFD to have an ice cream truck after breakfast on May 26, 2024 and on July 6, 2024, Mary seconded the motion, and the motion passed.
- Approval for John Lecher to use his personal UTV on community property - - Ryan made a motion to approve John Lecher to use his personal UTV on community property, Mary seconded the motion, and the motion passed.
- Nominating committee to announce the candidates for the upcoming election – Candidates announced were as follows:

Mark Hirt	Craig Stilwell
Ryan King	Mary Tapke
Jeff Mackzum	Nathan Walsman

Tony made a motion to approve the list of candidates for the upcoming election, Gina seconded the motion, and the motion passed.

MANAGER'S REPORT

Please put your 2024 boat and cart/UTV stickers on prior to using them.

Mowing fees increased to \$40 for open lot and \$55 for wooded lot.

Attention Boaters: Please review the boating regulations with your family and guests prior to allowing them to drive your boat.

Heavy trash will be June 1st – 9th.

Yard sales this year will be held on Friday July 5th and Saturday July 6th.

Tornado sirens to be placed at the East beach are still in process.

There being no further business, Gina moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on June 12, 2024 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the June 12, 2024 meeting.

Respectfully submitted,
Tony Adelman, Secretary