

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 12, 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, Nathan Walsman, Mary Tapke, Gina Julien, Autumn Hurm, Aaron Fitzgerald, Polly Fox, and Ryan King. Employee present was Rick Crawford. Members present were Craig & Kim Stilwell (201), Steve & Deb Yost (803), Shannon Gibbs (97), Deb Foudray (1142), Nancy Ranz (601), Paul Gosnell (1147), Valerie & Bill Collings (1387), Connie Adelman (198), Mark Hirt (1107), Tom & Jodi DePalma (218), Holly & Korra King (142), Drew & Joni Pringle (139), Chris Elmore (530), Dave Julien (851), Brad & Jenny Hanna (206), and Donna Knight (108).

President Knight called for a review of the minutes of the May 8, 2024. The minutes were approved on a motion by Nathan, seconded by Polly.

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:

Airgas USA	\$ 121.98	LSPOA – Petty Cash	\$ 193.98
Bruns, Rob	\$ 300.00	McReynolds IT Solutions	\$ 456.65
Bryant's Bar & Grill	\$ 302.00	Messer, Brian	\$ 300.00
Burkert, Mark	\$ 300.00	Pieczonka Unlimited	\$ 228.00
Cardinal Pest Control	\$ 110.00	Premier Companies	\$ 1,598.33
Choate, Angela	\$ 65.62	Price Digests (Randall-Reilly)	\$ 299.95
Colonial Life	\$ 219.10	R B S K	\$ 1,175.00
Crawford, Rick	\$ 35.00	Rumpke of Indiana	\$ 1,092.22
Daeger, Brian	\$ 300.00	Summit Microsystems	\$ 50.00
Dec Co REMC	\$ 1,106.71	TELISPIRE	\$ 105.00
Elan Financial Services	\$ 999.82	The Office Shop	\$ 58.04
FilterShine Indiana LLC	\$ 60.00	Tops Home Center	\$ 105.36
Gillman Home Center	\$ 113.60	Wesseler Excavating, LLC	\$ 1,080.00
G P C	\$ 878.33	<i>Bills Paid Prior</i>	
Greensburg Tool & Supply	\$ 756.81	Gillman Home Center	\$ 29.95
Haboush, Debra	\$ 232.00	Murphy Insurance Agency	\$ 9,705.00
Lake Santee RWWD	\$ 580.06	New Point Stone	\$ 451.15
Lamping, Don	\$ 300.00	Premier Companies	\$ 1,451.62
Lecher, Jeff	\$ 300.00	The Nice Law Firm	\$ 402.00
Lecher, John	\$ 281.98	Total all disbursements	\$ 26,445.26
Lecher, Scott	\$ 300.00		

Marina

Dec Co REMC	\$	108.54	Lake Santee RWWD	\$	179.54
First Financial Bank	\$	1,271.65	<i>Bills Paid Prior</i>		
G P C	\$	179.61	Medart Marine	\$	492.84
Lake Santee Marina – Petty Cash	\$	84.38	Total all disbursements	\$	2,316.56

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.

- A member requested putting a handicap ramp near the office entrance.
- Kora King read her winning scholarship essay that she submitted for the Lake Santee Women’s Club scholarship.
- A member had a concern about the number of boats on the lake based on the size of the lake.
- A member asked if the rental house wellness program had all the required permits and the requirements to be a non-profit business.
- A member asked if the pine trees by the fairway were on lake property, if so requested to have maintenance cut down the weeds between the trees. Also stated the Women’s Club would help with a project to have those pine trees removed.

CORRESPONDENCE

- Received an email concerning the turkey vultures at the east beach. John explained they are protected birds. We will chase them off with an air horn when they are around the playground equipment and shelter houses.
- Received an email about contractors driving too fast on side roads causing walkers to rush off the road and get covered in dust. The member requested the board discuss 15 MPH on gravel roads.
- Received two (2) phone calls from members about flashing no wake buoys. The lights are reflecting in their homes and it is very distracting. John informed them that they would be switched out with solid lights.
- Received an email requesting a solution for dust control on milling roads.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 4.21 2nd and 3rd Readings

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.

Nathan made a motion to accept the 2nd reading, Gina seconded the motion, and the motion passed.

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

Recreation – Mary Tapke

The following recreation events occurred since the May 8, 2024 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday except May 31
- Music Trivia – every Sunday except June 16
- Captin Cobweb band – May 25
- Rachel Holt – June 8

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday except July 7
- Roger Brown and Borrowed Tyme band – June 22
- DJ at Main Beach (afternoon), Nuttin Fancy band & Fireworks – July 6
- Youth Fishing Tournament – July 7

Community Room Committee – Mary Tapke

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

Lakes & Beaches – Gina Julien

Dredging:

Dredging continues in our lake. We have now completed dredging in four coves: Fishtail (1,890 cy), Anchor (810 cy), Beach (2,780 cy) and Sunset (1,080 cy) for a total of 6,560 cubic yards total from these coves. Dredging has now moved back to Fishing cove and thus far has removed 8,760 cy. We estimate being able to remove an additional 8,000 cubic yards in Fishing cove or until we have reached our allotted budget amount of \$505,000 for this year.

Water Quality Monitoring Program:

Eutrophication is the process of nutrients accumulating in a water body over time. An overabundance of nitrogen and phosphorus leads to water quality impairment such as hypoxia (oxygen depletion) or harmful algae blooms (HABs or cyanobacteria). Lake Santee has had decades of run-off from neighboring properties and fields and the accumulation of harmful nutrients may be significant.

We are working with two companies to help us determine the current level of nitrogen and phosphorus in our lake and from there develop a mitigation plan to decrease these harmful nutrients and thus restore, clarify and reduce the need for algae treatment applications.

Aquatic Control will collect water and sediment samples near the inlet of the wetlands and eight other locations throughout the lake during the months of June through October. The samples will be sent to Eutrophix where there will analyze the data (total phosphorus, reactive phosphorus, total nitrogen, sediment phosphorus DO/temp profile, TP/SRP) and prepare an in-lake water quality restoration program aimed at reducing the current phosphorus within the lake.

By taking samples near the inlet of the wetlands, we may be able to determine capture rate of sediment/nutrients over time. This year’s analysis of samples taken at the inlet of the wetlands will serve as a baseline for nutrients entering our lake and will be compared to future samples to check nutrient capture at the holding ponds/wetlands. The other sample locations will be used to determine phosphorus load currently in our lake from years of run-off. From those samples we will be able to partner with Eutrophix to determine an appropriate mitigation plan to decrease the harmful nutrients. Again, by reducing the current load of harmful nutrients, we will be able to restore, clarify and reduce the amount of money spent on water treatments for algae and other contaminants.

Gina made a motion to approve water sampling and analysis in the amount not to exceed \$7,000.00. Polly seconded the motion, and the motion passed.

Membership – Polly Fox

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

Marina – Polly Fox

Spring services at the Marina are completed with the following service numbers:

39 boat preps	50 boat deliveries
58 boat pickups	10 pontoon/hull cleanings
2 tritoon/hull cleanings	4 interior cleanings
11 oil changes	14 yard storage

We have been approached by someone interested in leasing the shop and providing marina and possibly mechanic services. We have met with them and will be addressing in more detail in the New Business portion of this meeting.

Please watch for more information from Lakeview Wellness on their upcoming programs. They ran an information page in the last Smoke Signals. I have had the opportunity to begin working with them as they trial launch some of their programs. This will be a great addition to our community. Go to lakeviewwellness.org for more information.

Please continue to support Robbins on the Dock.

Building Committee – Ryan King

The following Building Permits were issued in May:

Bruns, Pete	559	Retaining Wall
Laudick, Andrew	961	Outbuilding
Griffith, Jeff & Cindy	1590	Outbuilding
Hash, Gary	1650	Deck
McAllister, James	1069	House
Point Property	294	House
Point Property	660	House
Shane Design & Construction	948	House

Clean Up – Ryan King

No new items.

Roads & Maintenance – Aaron Fitzgerald

The maintenance team will be installing two (2) new spring riders at the East Beach.

Maintenance will continue to do road grading.

A member has voiced concern about dust created by milled surface grinding on Itawamba.

Security – Autumn Hurn

There has been recent gas siphoning going on around the lake including vehicles and boats.

Welcome summer and increased activities both on the water and the roads! It is time to quickly review some rules of the water...and the land!

- Driving above idle speed when the light has changed to red will not be tolerated. It is your job to watch the light and change your speed accordingly.
- Blatant disregard to these rules subject the driver too much larger fines due to increased risk of harm for those in your boat and others on land and water!
- Please respect the light change and NO WAKE after sunset.
- Reminder to all that are operating a vehicle while above alcohol limits that coincide with the state levels, can result in arrest and possible jail time. This includes any vehicle: boat, golf cart, etc that is driven on the road/water or even on your property. Just because we have private security does not mean the Sheriff department will not get called in for anyone suspected of operating a vehicle while intoxicated. Don't risk this...have someone else drive if you have been overserved!
- Security has been asked to increase their vigilance for people fishing on our water that are not members or with a member. DNR was involved recently, and this resulted in a poaching charge and trespassing charge for two (2) nonmembers caught fishing. No one wants to get involved on the wrong side of DNR!

Attempting to light up the buoys has brought on weight and stability issues and our buoy's in the fishing end like to float into other positions during high winds. We are attempting to remedy this with heavier weights on our buoys. We know this makes it difficult for new members on the water to understand where to turn for the fishing end. Just remember that the fishing end starts shortly after passing the EAST beach. It is better to turn early than go into the shallow waters pulling a skier or tuber.

OLD BUSINESS

None

NEW BUSINESS

- Marina shop lease - Polly made a motion to accept the Marina shop lease as discussed in the executive session. Ryan seconded the motion, and the motion passed.
- 2025/2026 Mowing rates - Nathan made a motion to accept 2025/2026 mowing rates, Autumn seconded the motion, and the motion passed.

- Law enforcement motorcycle club ride at the lake on July 13 at 4:00 PM - Gina made a motion to approve the law enforcement motorcycle club to ride at the lake on July 13 at 4:00 PM. Nathan seconded the motion, and the motion passed pending they provide a \$1M minimum certificate of liability with LSPOA listed as an additional insured.
- Friends of Decatur Co Animal Shelter Jeep ride at the lake on August 31 – This was tabled by the board until the July meeting.
- Tree City Flute concert at main shelter house with Mexican food on September 28 from 5 PM -8 PM - Mary made a motion to approve the Tree City Flute concert at the main shelter house with Mexican food on September 28 from 5 PM – 8 PM as part of the lake recreation. Autumn seconded the motion, and the motion passed.
- Sally Kennedy has requested a special event to do yoga at the amphitheater on Thursday, July 4th at 9:00 AM to promote Lakeview Wellness. Becci Schutte from Haseya Yoga will be leading the group. Polly made a motion to approve the yoga special event at the amphitheater on July 4th at 9 AM to promote Lakeview Wellness. Gina seconded the motion, and the motion passed.
- A member requested lot 279 not be mowed to prevent sediment into the lake – Ryan made a motion to not mow lot 279. Nathan seconded the motion, and the motion did not pass.

MANAGER'S REPORT

Please review the items that are accepted in the recycling bins. There are photos on the bins that show what is allowed. If your item is not on the list, you must dispose of it in the trash.

The office will be closed Thursday July 4th.

Yard sales will be held on Friday July 5th and Saturday July 6th and the deadline to be on the list of yard sales is the Wednesday before.

Please pay attention to the locations of the buoys. We had one (1) ran over knocking off the night light.

Thank you to the Women's Club for cleaning up the old pines needles and putting new stone down around the trees leaving the main parking lot.

- Steve advised that we were requesting that members and contractors to participate in a voluntary 10 mph speed limit on gravel roads during the summer. This would govern our gravel road residents some relief from the dust during the dry summer months.

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

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

Respectfully submitted,
Tony Adelman, Secretary