LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 8, 2026

President Knight called to order the April monthly board meeting of the Lake Santee Property Owners Association and welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met April 8, 2026 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Michael Dora, Steve Gray, Aaron Fitzgerald, and Ryan King, on video call Polly Fox, Gina Julien, and Craig Stilwell. Members in attendance were Scott Higinbotham (1338), John Hunt (912), Mark Hirt (1107), Tony & Connie Adelman (198), Bill Collings (1387), Dan Dietrich (263), Mary Tapke (284), Gayle Bryant (599), Joe Hooten (371), Donna Knight (108), Paul Gosnell (1147), Jeff Haboush (536), Al & Cathy Bryant (101), Rick Crawford (1482), Tim Hanson (1225), Vicki Schrader (618), Larry Nicks (567), Chris Elmore (530).

President Knight called for a review of the minutes of the March 11, 2026 meeting. The minutes were approved on a motion by Polly Fox, seconded by Ryan King. Motion carried.

Michael gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Michael then presented the following bills to the Board for approval:

Bradley Fire & Environmental Services	$	575.00	Rumpke of Indiana LLC	$	1,722.87
Cardinal Pest Control LLC	$	55.00	Stone's Farm Service	$	197.17
Clarksburg Comm Volunteer Fire	$	57.35	Stone's NAPA, Inc.	$	176.48
Colonial Life	$	194.64	Summit Microsystems, Inc.	$	90.00
Creative Finishing	$	300.00	Telispire	$	105.00
Crossman Fire and Safety	$	310.32	The Office Shop	$	56.20
Eads Murray & Pugh	$	820.75	Tops Home Center	$	620.49
Elan Financial Services	$	9,874.72	Vinyl Solutions Unlimited	$	151.09
Fraley Implement Sales	$	409.11	Wallpe	$	739.53
Lake Santee RWWD	$	510.50			
Lecher, John	$	232.93			
Murphy Insurance Agency	$	9,859.00			
New Point Stone	$	519.75			
Premier Companies	$	2,918.04			
R B S K Partners	$	80.50	**Total all disbursements**	**$**	**30,576.44**

Marina

Dec Co REMC	$	95.02
Great Plains Communications	$	169.01
Lake Santee RWWD	$	271.39
Premier Energy	$	355.40
RBSK Partners PC	$	57.50
Total all disbursements	**$**	**7,063.80**

After presentation, the bills were approved for payment on a motion by Craig Stilwell, seconded by Ryan King. Motion passed.

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.
Comments:
Review hybrid bass restriction
Reconsider redear stocking
Sign at Hwy 3 & 400 N needs repaired
Wednesdays at 6:00 Men's Pool Exercise at Lakeview Wellness
Consider restricting pickleball on member's driveways
Thanked Maintenance for replacing swings at east beach and painting swings at main beach.
Suggested an external audit.

CORRESPONDENCE
Nothing to report this month

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman
2nd Reading Rule 1.17

Current Rule:
1.17 Any member selling their property must have a signed purchase agreement on file in the office prior to March 1st if they have sold their property, but will be unable to close the sale prior to March 1st. If the seller has no written and signed agreement on file at the office, they will be responsible for paying the new year's dues and assessments.

Proposed Rule:
1.17 Any member selling their property must have a signed purchase agreement on file in the office prior to March 1st if they have sold their property, but will be unable to close the sale prior to March 1st. **The Initiation Fee and Transfer Fee are based on the fee schedule at the time of the signed Purchase Agreement.** If the seller has no written and signed agreement on file at the office, they will be responsible for paying the new year's dues and assessments.

Rationale:
To clarify the fees associated with the timing of these property transactions prior to the new fiscal year.

Motion to approve second reading by Michael Dora, seconded by Steve Gray. Motion passed.

Motion to approve third reading by Ryan King, seconded by Michael Dora. Motion passed.

Proposed New Rule 11.18:
11.18 No person shall store more than one (1) piece of construction equipment in the subdivision such as excavators, mini-excavators, utility trucks, wreckers, box trucks, dump trucks or bucket trucks. Construction equipment is allowed on property during construction where the equipment is essential to the permitted work. Question came up, how many days storage?

Rationale: Eliminate the storage of more than 1 piece of commercial equipment in the subdivision.

Proposed Rule motion by Michael Dora, second by Aaron Fitzgerald. Motion passed.

Recreation – Steve Gray

- Easter Egg Hunt – April 4th, 2026

Upcoming recreation events include:

- Heartstone Crossing Band – May 23rd, 2026 at 7:00 PM (Memorial Day Weekend)

Community Room Committee – Steve Gray

There was 1 rental of the Community Room and no shelter rentals in the month of March.

Lakes & Beaches – Gina Julien

Aquatic Control Algae Treatment Schedule:

April 15
May 13
June 17
July 22
August 19
September 16

Membership – Polly Fox

We had two (2) new memberships in the month of March.

We will be having a Membership Orientation Meeting on April 25, 2026 open to all members starting at 9:00 a.m. in the Community Room. This meeting is open to all members to get up-to-date information on rules, recreation, boating safety, review invasive species information, fish bag limits, fertilizer restrictions, community clubs and latest information on what we are doing here for the lake and community. It is also a great time to ask questions and meet Board members. Information is in the Smoke Signals. RSVP to Angela in the LSPOA office. Coffee, donuts, orange juice and water will be provided.

Marina – Polly Fox

Marina

We are looking to put in new seawall next Fall at the marina. We will likely do half of it this coming winter and the other half the following winter. We will be on a critical and definite timeline for getting boats out of the water in the Fall. Water will need to be lowered, forms set and concrete poured and set before freeze of winter. Please be aware. We will put out specific information in late summer.

Marina (Lower Level) Store

The LSPOA will be operating the lower level (store) this 2026 boating season. We will be open May 2nd & 3rd and May 9th & 10th. Regular hours will begin on May 15th.

Wednesdays	3:00 pm- 7:00 pm
Fridays	1:00 pm - 7:00 pm

Saturdays	10:00 am - 7:00 pm
Sundays	12:00 noon - 7:00 pm

We will offer gas, ice, soft drinks, water, energy drinks, candy bars, snacks and bait.

Marina Shop

Please call early to get your boat cleaned, prepped and launched this Spring. They are currently scheduling members for this service. So, get your name on their list as soon as possible.

Lakeview Wellness (Marina House)

Lakeview Wellness is actively working on a construction timeline. They expect to have a clearer timeline to share next month. This is a very intricate renovation and re-redesign project and they want to get it as "right" as possible.

As they head into a transition, they will continue operating in their pilot phase, offering services including mental health counseling, physical therapy, massage, and pool rentals. They also plan to continue to offer community free will programs as much as possible!

They currently are looking for individuals with experience who are interested in offering private swim lessons and water safety training.

Building Committee – Craig Stilwell

The following Building Permits were issued in March:

Bruce Bryan	842	House Addition
John & Lisa Clark	1427	Addition
Abigail Anderson	1238	Fence
Edward & Giselle Huber	764	Sidewalk & Patio
Albert Day & Donna Wright	1418	Siding
Brian & Ashlee Williams	558	Outbuilding

Clean Up – Craig Stilwell

A cleanup round (by roads) is scheduled for April 30th.

Roads & Maintenance – Aaron Fitzgerald

Routine maintenance continues. Nothing else new to report.

Security – Ryan King

MILES- 1857
HOURS PATROL- 465
HOURS ON CALL- 279
RADAR- 15
ROAD WARNINGS- 4
ROAD CITATIONS- 2
WATER WARNINGS- 0
WATER CITATIONS- 0
ROAD ISSUES- 8
WATER ISSUES- 1
ASSIST CVFD, DCSD, DCEMS- 10
ANIMAL CALLS DOMESTIC, WILDLIFE- 6

REMOVE NON-MEMBERS- 0
VANDALISM- 2 (MAILGBOX DAMAGE, WATER PUT INTO HAND DRYER)
PROPERTY OWNER CALLS- 96
RV/CAMPER CHECKS- 3
GOLF CART INSP.- 66
SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

REMEMBER THE RULES AND REGS FOR BOATING. FINES STARTING AT $75 REMEMBER HAVE YOUR BOAT PERMITS, AND LOT NUMBERS PLACED ON BOATS SAME AS ABOVE $75 FINE

OLD BUSINESS

- Long-Range Planning Report, Next Meeting
- Employment compensation changes. Michael Dora made a motion to accept the changes, Aaron Fitzgerald seconded the motion, Motion carried. John mentioned employee raise bucket is not always fully depleted.
- Restaurant lease. Ryan King made a motion to move forward with the proposed Restaurant Lease, second by Michael Dora. Motion passed.

NEW BUSINESS

- Tree City Rolling Tour – June 27th. Polly Fox made a motion to allow, second by Steve Gray. Motion passed.
- Rename portion of Santee Drive. Michael Dora made a motion to rename a portion of Santee Drive to Dakota Trail. Ryan King second. Motion passed.
- Transfer $75,000 from LSPOA to Marina. $15,000 for boat slip rental and $60,000 for loan payments. Polly Fox moved for the transfer, Michael Dora second. Motion passed.
- Lakeview Wellness - Sunrise Yoga May 23rd 7- 8. Ryan King moved to allow, Steve Gray second. Motion passed
- Whip it Soft Serve Ice Cream Friday July 3rd and Saturday September 5th. Motion by Steve Gray second by Aaron Fitzgerald. Motion passed

MANAGER'S REPORT

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

RWWD staff will be flushing water mains on Tuesdays and Thursdays in April.

Indiana DNR is presenting a Boater Education Course in the community room on Saturday May 2nd from 9:00 AM – 3:00 PM. You must register for this class online at Indiana Department of Natural Resources. Must register by April 18th.

Motion by Ryan King, second by Steve Gray to adjourn the meeting. Motion passed.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary