LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 14, 2026

President Steve Knight called to order the January 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 January 14, 2026 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Michael Dora, Polly Fox, Craig Stilwell (virtual), Gina Julien, Steve Gray, Aaron Fitzgerald (virtual), and Ryan King. Members in attendance were Dave Julien (851), Bruce Bryan (842), Stephanie Peetz (640), MW & RD Griffin (1486), Debra Haboush (536), Scott & Debbie Higinbotham (1338), Mark Hirt (1107), Joe Hooten (371), Lacy & John Hunt (912), Tony & Connie Adelman (198), Paul Gosnell (1147), Cathy Gray (911), Rick Crawford (1482), Chris Hembree & John Crowe (1466), Ann Moss (1004).

President Knight called for a review of the minutes of the December 10, 2025 meeting. The minutes were approved on a motion by Polly, seconded by Gina.

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:

Cardinal Pest Control	$	55.00	Rumpke	$	1,576.70
Colonial Life	$	194.64	Stone's NAPA	$	131.29
Crossman Fire and Safety, LLC	$	424.90	Summit Microsystems	$	100.00
Elan Financial	$	6,090.81	Telispire	$	105.00
Foudray, John	$	300.00	The Office Shop	$	40.99
Greensburg Tool & Supply	$	123.42	Tops Home Center	$	161.52
Hoeing	$	36.64			
Indiana Salt Supply	$	2,099.30	*Bills Paid Prior*		
Lake Santee Connection	$	482.30	Bob Poynter GM	$	23,638.89
Lake Santee RWWD	$	905.03	FilterShine Indiana LLC	$	60.00
Larison, Tyson	$	161.48	Greensburg Dec Co Chamber	$	130.00
Lecher, John	$	237.32	Kings Asphalt	$	24,000.00
McReynolds IT Solutions	$	1,617.93	R B S K	$	80.50
New Point Stone	$	1,563.41	Reflection RPM	$	483.07
Pieczonka Unlimited	$	943.25	Rydin Decal	$	3,713.88
Premier	$	4,739.88	Spirit Seminars Consulting	$	396.00
RBSK	$	80.50	**Total all Disbursements**	**$**	**74,673.65**

Marina					
First Financial Bank	$	94.35	*Bills Paid Prior*		
Lake Santee RWWD	$	221.28	Premier Energy	$	394.38
GPC	$	169.01			
RBSK Partners PC	$	57.00	**Total all disbursements**	**$**	**936.02**

After presentation, the bills were approved for payment on a motion by Michael, seconded by Steve.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member stated they attended the budget meetings and came away impressed with how expenses and revenue were spread out amongst several areas. Member was pleased with the process and the results of the budgeting process.
- Member stated they were disappointed with the dues and fees came out. Member understood the need for dues increases but did not agree with the additional fees for new homes and buyers. Member requested a roll call vote of the budget to see who actually was in favor of the budget.
- Member stated they hoped the board was considering the other members who lived off of the water and not just on the water when considering the budget.
- Member asked about the July fireworks and wanted to confirm that we were planning doing the fireworks on July 3 instead of the 4th which was confirmed. There will be other activities and member fireworks on July 4th.

CORRESPONDENCE

No correspondence to report

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading – Rule 15.1

Current Rule:

15.1 WHO MAY USE:

a) The Association and Utility Boards and committees of the Boards may reserve the community room for events as needed.

b) Lake Santee clubs and organizations may reserve the community room for club meetings and Board approved events.

c) Members in good standing may reserve the community room for approved activities.

d) Members in good standing may use the community room at no charge, when the activity is posted as open to the entire community, private activities not included.

e) Open hours may be scheduled at any time the room is available, but shall be cancelled for a paying reservation.

f) The community room is not available to the general public, unless approved by the Board of Directors.

Proposed Rule:

15.1 WHO MAY USE:

a) The Association and Utility Boards and committees of the Boards may reserve the community room for events as needed.

b) Lake Santee clubs and organizations may reserve the community room for club meetings and Board approved events.

c) Members in good standing may reserve the community room for approved activities.

d) Members in good standing may use the community room at no charge, when the activity is posted as open to the entire community, private activities not included.

e) Open hours may be scheduled at any time the room is available, but shall be cancelled for a paying reservation **prior to 90 days of the scheduled event and the original renter chooses not to pay normal rental fees**.
f) The community room is not available to the general public, unless approved by the Board of Directors.

Rationale:
To protect open hour rentals with published events.

Nathan made a motion to accept the second reading. Ryan seconded the motion and the motion passed.

Nathan made a motion to accept the third and final reading. Polly seconded the motion and the motion passed.

1st Reading – Rule 19.1

Current Rule:
1.19 The amount of Multiple Lot Assessments shall be 10% of the annual dues and assessments.

Proposed Rule:
1.19 The amount of Multiple Lot Assessments shall be **15%** of the annual dues and assessments.

Rationale:
As a part of the Longe-Range Planning Revenue & Finance Sub-Committees one of the recommendations to support additional future capital expenditures was an increase in MLA share.

Nathan made a motion to accept the first reading. Polly seconded the motion and the motion passed.

Recreation – Steve Gray
- Breakfast with Santa – December 13th 9:00AM to 11:00AM

Community Room Committee – Steve Gray
There was one community room rental in the month of December.

Lakes & Beaches – Gina Julien

Fishing Tournaments:
The USA Bassin Division IN-47 Lake Santee has requested approval for 2026 Bass tournaments. The dates for 2026 are as follows:

SUNDAY APRIL 12, 2026	8:00 AM*	
SUNDAY MAY 17, 2026	6:30 AM*	
SUNDAY JUNE 21, 2026	6:00 AM*	
SUNDAY JULY 19, 2026	6:00 AM*	
SUNDAY AUGUST 16, 2026	6:30 AM*	
SUNDAY SEPTEMBER 20, 2026*	7:00 AM	*END OF SUMMER OPEN*

ALL PARTICIPANTS MUST BE A CURRENT MEMBER OF USA BASSIN
Entry Fee $60.00 Per Boat; Includes Big Bass Pot ($10.00 Per Boat) Plus, Mandatory $2.00 Bass Restock Enhancement Fee Per Boat. *Open Tournament Entry Fee $65.00/Includes Big Bass Pot. (Membership

Not Required For Open). All Tournaments will be Six (6) Hours in Length. Any Questions please Contact Chip Ayers (812) 593-8915 or Lisa Ayers (317) 750-1782 or hayers@isp.in.gov.

Gina made a motion to approve the 2026 tournament schedule as outlined above. Ryan seconded the motion and the motion passed.

Membership – Polly Fox

We welcomed two new memberships in the month of December.

Marina – Polly Fox

Again, thank you for your patience with the new fuel system install. We believe the slow pumping situation has been resolved. We will continue to monitor this situation. The 911 call box and phone line final install is set to occur this week.

Marina Shop
Nothing new to report at this time. Marina Shop lease is due for renewal on July 1, 2026

Lakeview Wellness (Marina House)
Lakeview Wellness is once again partnering with the Hospital Foundation of Decatur County on Run the Santee, a 5K–10K run/walk with brunch, taking place Saturday, March 28. As one of the county's largest communities, Lake Santee plays an important role in countywide health efforts, and this partnership reflects a shared commitment to strengthening access, visibility, and connection for rural residents.

Renovation designs and timelines for the marina building are currently in process and will be shared following LSPOA board input, with plans to host an open house later this spring for the community.

Marina Store
We still have indicated interest in the Marina Store from the 3 parties interviewed. We likely will be in conversation with those parties again in February to get more clarity on a go-forward plan. We are still targeting a plan to be in place by April 1, 2026.

Building Committee – Craig Stilwell
The following Building Permits were issued in December:

Evan Stickford	381	House
Craig Duncan	846	Boat Dock
John & Kim Luber	277	Seawall
Harry & Georgia Wright	177	Fence
Joellyn Hartley	858	Concrete Porch
Derek & Jenni Roudebush	265	Concrete Porch
Nathan & Suzie Shinkle	795	Shingles
Judy Walker	166-168	House Addition

Clean Up – Craig Stilwell
A cleanup round (by roads) was conducted on December 10th. As a result, 3 courtesy letters; 6 fines continue letters; 6 thank you letters were mailed to residents. There are currently 16 properties on

"watch", meaning they might have trash or debris on the premises at the time of the cleanup round, but some evidence that the property owners were in the process of removing it.

Roads & Maintenance – Aaron Fitzgerald

- Equipped a new security truck with emergency lights , and siren.
- Installed new stop signs at the entrance and exit at the guard shack.
- Truck maintenance.
- Installed new security lights at maintenance building.
- 1 water leak repair.
- Crack sealed roads and office parking lot.
- Gravel road maintenance.
- Cleaning lake culverts and riprap stone.

Security – Ryan King

MILES- 1593
HOURS PATROL- 465
HOURS ON CALL- 279
RADAR- 19
ROAD WARNINGS- 16
ROAD CITATIONS- 2
WATER WARNINGS- 0
WATER CITATIONS- 0
ROAD ISSUES- 7
WATER ISSUES- 0
ASSIST CVFD, DCSD, DCEMS- 4
ANIMAL CALLS DOMESTIC, WILDLIFE- 4
REMOVE NON-MEMBERS- 0
VANDALISM- 0
PROPERTY OWNER CALLS- 33
RV/CAMPER CHECKS- 0
GOLF CART INSP.- 0
SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

POSSIBLE SLICK ROADS AND SIDEWALKS TAKE YOUR TIME AND SLOW DOWN! REMINDER, NIGHT CARTS WILL BE INSPECTED THIS YEAR. (FLAGS 6 FEET), (VISIBLE NEW PERMITS, LOT NUMBERS), TURN SIGNALS, HEADLIGHTS, BRAKE LIGHTS, MIRROR, LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.
SEE SOMETHING SAY SOMETHING!

Ryan made a motion for the purchase of the security truck not to exceed $24,000. Gina seconded the motion and the motion passed.

OLD BUSINESS

NEW BUSINESS

- Approve 2026/27 Budget & RWWD Management Agreement – Ryan made a motion to approve the budget and agreement, Craig seconded the motion and the motion carried.

- MLA clarification on Non-Members – Michael made a motion to revise the non-member MLA per the by-laws. Polly seconded the motion and the motion carried.
- Additional $5,000 to replace 2000 John Deere Gator with UTV – Nathan made a motion to approve the additional $5,000, Michael seconded and the motion carried.
- Special Event – Lakeview Wellness & Dec. Co. Hospital Foundation "Run the Santee 5K on March 28th - Polly made a motion to accept the event. Gina seconded the motion and the motion carried.
- Special Event – Lakeview Wellness. Aging in Place on March 14, 2026. Polly made a motion to accept the event. Ryan seconded the motion and the motion carried.

MANAGER'S REPORT

Thank you to First Financial Bank for their donation to Lakeview Wellness pool project.

Thank you to Scott & Nancy Ranz for donating a tree for the lawn area at the main beach.

Thank you to Fugit Township Community Engagement for their $3,333 donation and Lake Santee Connection for their $2,290 donation for the dam repair project. We appreciate you volunteering your time and efforts to raise this money to offset member's cost for repairs!

2026/27 Budget changes are detailed on our website under Latest News.

Any member that has questions about the annual budget can make an appointment with me to review the income and expenses. I welcome the opportunity to answer those questions and can meet during office hours, evenings and weekends.

With no other business to discuss, Ryan made a motion to adjourn the meeting. Gina seconded the motion and the meeting was adjourned.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary