LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 13, 2025

Nathan Walsman called to order the August monthly board meeting of the Lake Santee Property Owners Association. He welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met on August 13, 2025 in the Community Room. Vice-President Nathan Walsman presided and called the meeting to order at 7:30 PM. Other Directors present were Michael Dora, Polly Fox, Craig Stilwell, Gina Julien, Steve Gray, Aaron Fitzgerald, and Ryan King. Members in attendance were Scott & Debbie Higinbotham (1338), Chris Elmore (530), Maureen Lakin (1162), Mark Hirt (1107), Tony & Connie Adelman (198), Deb & Steve Yost (803), Lisa McPherson (236), Clay Kellerman (561), Ronda Peetz (561), Denise Dora (164), Michelle Deaton (262), Lacy Hunt (912), Kim Stilwell (201), Jodi & Tom DePalma (218), Rick Crawford (1482), Dave Julien (851)

Vice-President Walsman called for a review of the minutes of the July 9, 2025 meeting. The minutes were approved on a motion by Polly, seconded by Craig.

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:

Boyce Systems	$	496.07	Stone's Farm Service	$	328.24
Cardinal Pest Control	$	110.00	Summit Microsystems	$	50.00
Colonial Life	$	194.64	Telispire	$	105.00
Crawford, Rick	$	35.00	The Office Shop	$	392.36
Elan Financial	$	3,410.46	Tops Home Center	$	341.28
First Financial	$	70.61			
Harrison Sand & Gravel	$	19,701.48	*Bills Paid Prior*		
Julien, Gina	$	152.48	Circle City Pyrotechnics	$	9,000.00
Laine Chemicals	$	3,432.36	David Lewis	$	500.00
Lake Santee RWWD	$	687.96	Martin Overhead Door, Inc.	$	382.37
Lecher, John	$	286.30	Pat Richards	$	450.00
Municipal Electronics Division	$	176.57	Wesseler Excavating	$	4,950.00
Murphy Insurance Agency	$	9,288.00	Whitlock's Pressure Wash	$	520.00
Premier Companies	$	2,899.87			
R B S K	$	80.50			
Rumpke of Indiana LLC	$	1482.67	**Total all Disbursements**	**$**	**59,524.22**

Marina					
Lake Santee Marine Service	$	176.50	Saint Maurice Feed and Supply	$	1,187.70
Lake Santee RWWD	$	193.26			
RBSK Partners PC	$	57.00	**Total all disbursements**	**$**	**1,614.46**

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

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.

Member stated they wished that her comments in the last meeting about the Itawamba paving would have been in the meetings from the last meeting. Members stated that not all members on the street are in favor of paving.

Member stated that more attention needs to be paid to drainage especially with new builds and increase of elevation due to new builds to avoid pushing more drainage into the neighbor's lots.

Member said thanks to everyone who made the Women's Club Auction so successful. Over $15k was made during the auction. Member wanted to say thank you for everyone who helped organize the auction, made donations to the auction, and participated in the auction. This year's auction most successful event yet. Women's Club will meet in September to decide where the money will be spent.

Member asked if agenda for the board meetings can be published ahead of time for review by members to decide if they want to attend the meeting.

CORRESPONDENCE

- A member inquired about the paving on Itawamba Trail from Santee Drive to Blackfoot Trail being funded by lot owners in the area or LSPOA funds. John informed them that the LSPOA is paying for this paving. This is the first section of a long-term plan to pave a loop on each side of the lake. Loop 1 will be Itawamba, Sanchez and Choctaw. Loop 2 will be Pueblo, Mohican and Molala. The board has approved this as an answer to the request to pave all gravel roads. It would cost over $2 million dollars to pave all 13 miles and membership is not willing to approve a special assessment for that expense. The idea of a loop on each side would have several benefits. Residents on the gravel roads wouldn't have to drive as far on gravel to get to an asphalt road, less dust on homes and give walkers, joggers, bicyclists, parents pushing a stroller and golf cart traffic an option off Santee Drive with less traffic. The members stated they are opposed to the project.
- A member had a concern about the weed eating around the RWWD property posts. Maintenance was asked to start doing this regularly.
- A member sent a letter and pictures concerning box trailers, construction equipment, a bus, and unsightly boats. They feel that campers look better than these mentioned items. The subject will be discussed with the new Rules & Regulations Committee after the board election.
- A member requested two changes to the boat slip rental policy. First, that a member must own a boat to rent a slip. Second, that there should be an ongoing transfer request list. These suggestions will be reviewed the Lake & Beaches Committee.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 12.5 – 2nd Reading

Current Rule

12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or

freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area.

Proposed Rule

12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area. **Contractors are required to provide a Certificate of Insurance with the following insurance requirements with the building permit:**

- **Insurance Requirements for General Contractors:**
  - **General Insurance: Minimum $1 million.**
  - **Worker's Compensation Insurance: Minimum $1 million each occurrence.**

Rationale

To require a standard of insurance for contractor work in the subdivision.

The second reading of the rule passed on a motion by Craig and a second by Michael.

Recreation – Steve Gray

The following recreation events occurred since the July 9th, 2025 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- Bark to Art, a canine painting experience was rained out on July 19th but several individual appointments have been held at the homes of community members. This was sponsored by Tree City Properties
- A July 19th concert with The Belairs, sponsored by the Booster Club, was postponed due to the health of band members and we are still waiting to hear if it can be rescheduled this fall.
- Our first Farmer's Market was held on July 26th from 9:00 a.m. to noon
- A concert with Big Skies in the amphitheater was held on August 1st, sponsored by Tree City Properties
- A concert with David Lewis was held on August 2nd.
- A concert featuring Nuttin Fancy performed on August 8th. The concert was donated to the lake due to a scheduling conflict for their original venue.
- The Women's Club held their annual auction on August 9th

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The Darrell Peetz Memorial Car Show (originally scheduled for June 14th but rained out) is rescheduled for August 23rd
- A concert with Rachel Holt is scheduled in the amphitheater on August 23rd at 7:00 p.m.

- Lake Santee Farmer's Market is scheduled for August 30th from 9:00 a.m. to noon
- A concert with 45 RPM is scheduled for August 30th from 7:00 to 9:30 p.m.

Community Room Committee – Steve Gray
There were four community room rentals and one shelter rental in the month of July.

Lakes & Beaches – Gina Julien

Dam Spillway Repair:

As noted in the June L&B report, CEC engineer firm recommended numerous repairs to the concrete spillway. We received our first two bids, both of which exceed $100,000. We are waiting for additional bids.

Vegetative growth:

After decades of zero in-water vegetation, we finally have plant life within the lake – this is a very positive and healthy attribute and is a result of better water clarity which allows sunlight to reach the lakebed. I took samples of the vegetation and submitted it to Aquatic Control for identification to make sure the plants are not invasive. The plant has been identified as coontail (ceratophyllum demersum). It is a native species that in general is regarded as beneficial as fish habitat. It also can be very effective filter of water, trapping sediments and out competing algae growth when populations are established. It can, however, grow in dense strands. The growth does not always become problematic on lakes and can just be contained to certain areas. Spot treatment utilizes contact herbicides. Since the lake is a drinking water supply, herbicidal use is limited and would require approval by IDEM drinking water division. Mechanical removal (i.e. rake) is viable for this species as it does not have a true root system and is not an overly prolific fragment spreader. At this point, the best recommendation is to leave it alone as it is beneficial to the health of our lake and ecosystem.

Membership – Polly Fox

We welcomed five (5) new memberships in the month of July, 2025 including, but not limited to:
Neal & Jill Turner - Lot 1442

Marina – Polly Fox
The new fuel system delivery and install is tentatively scheduled to start September 2, 2025. Please fill your boats with gasoline on Labor Day weekend. The install will take approximately one week.

After meeting with the technology manager this morning, the card processing system will have an $1100 annual software maintenance fee and the Mayco router which is specific to the fuel credit card system will be $135/ month. We are recommending to the board that we pay those up front costs and then pass along to the lessee in a new lease agreement. This will give us ownership, flexibility and control over the technology going forward no matter who may lease the store operations. The technology of the card processing system would be the only hold up to getting installation started on September 2.

Motion by Polly to accept the maximum fee of $1,100 for the annual software fee and $135 monthly router fee. Ryan seconded, and the motion carried.

We will be assessing the requests of both Lakeview Wellness and Lake Santee Marine Service to amend their lease provisions. We will also be meeting with Tom Robbins regarding the renewal of the store lease which expires at the end of October.

Marina Shop

Lake Santee Marine Service is now offering Suzuki outboard engines. Call 812-527-2400 for details.

Lakeview Wellness (Marina House)

Please see the Smoke Signals and/or the lakeviewwellness.org website for wellness programs and times.

Lakeview Wellness is working on the finalization of the building renovations including a new ADA-accessible entrance and bathroom. This is being funded by the DCCF Mental Health grant of $285,000.

Marina Store

Nothing specific to report at this time.

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

Elizabeth Root	1111	Swimming Pool
Gary & Lynn Fields	580	Boat Dock
Aleta Amberg	1607	Asphalt Shingles
Point Property	1446	House
Daniel & Judith Graves	1037	Concrete Driveway
George Heineman	807	Outbuilding
Carl & Diane Maurer	178	Fence
Allen & Teresa Collier	1467	Outbuilding
Point Property	1428	House
Tina Peterson	31 & 32	Ditch Tile
Charles Werner	30	Ditch Tile

Clean Up – Craig Stilwell

Nothing new to report

Roads & Maintenance – Aaron Fitzgerald

- General Maintenance on roads continues with grading and dust control.
- Water taps and sewer maintenance continues with requested by member.
- Keeping up with mowing and equipment maintenance.
- Itawamba scheduled to be paved late September to Early Oct.(Santee Dr. to Blackfoot Trail).
- Maintenance crew removed 6 trees around the marina and store.

Security – Ryan King
Security tasks for the month of July

- Miles – 1828
- Hours Patrol – 465
- Hours on Call – 279
- Radar – 19
- Road Warnings – 1
- Road Citations – 3
- Water Warnings – 4
- Water Citations – 4
- Road Issues – 4
- Water Issues – 6
- Assist CVFD, DCSD, DCEMS – 8
- Animal Calls Domestic, Wildlife – 3
- Remove Non-Members – 4
- Vandalism – 6 (Toilet Paper Theft 5, Mailbox Hit 1)
- Property Owner Calls – 49
- RV/Camper Checks – 12
- Golf Cart Inspection – 6
- Solicitors – 0

OLD BUSINESS

- Long Range Planning Committee Update

NEW BUSINESS

- Boating Review – Topics will include boat length, boat horsepower, boat safety, best boating practices and effects of waves on shoreline erosion and safety.
- Shoreline protection enforcement – 27 total lots needed to have shoreline upgrades. Roughly half of those lots still need updated. Cleanup Committee will make another round in September to see if the outstanding shorelines have been resolved. For outstanding shorelines, a 3rd notice will be mailed in September and will have 90 days to resolve before fines are issued. Discussion was had stating the shoreline fine schedule should be consistent with the existing cleanup schedule. Motion was made by Craig to present the 3rd letter to violators, adopt the late fee schedule to be the same as the cleanup. Gina seconded the motion and the motion passed. passes.
- Approve goose hunters – John Lecher, John Foudray, Randy DePew, Ryan King, Kyle Kennelly, Todd and Will Piezonka – Polly motioned, Gina, passed.

MANAGER'S REPORT

Heavy trash will be September 25th – October 4th

Saturday August 30th will be the last Saturday the office will be open until March 7, 2026.

The office will be closed Monday September 1st for the Labor Day Holiday.

There being no further business, Polly moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on September 10, 2025 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the September 10, 2025 meeting.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary