LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 13, 2020

The Lake Santee Property Owners Association Board of Directors met on May 13, 2020 via web conference. President Shannon Gibbs presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Angel Hocker, Randy Ostendorf, Bill Ryle, Autumn Hurm, and Mike Manlick. Employee John Lecher also participated.

President Gibbs started the call by stating; Governor Holcomb has issued Executive Order 20-26, which, among other things, has continued the closure of community centers until at least until May 23rd so the Board is again meeting remotely without an audience. Like last month this meeting will only focus on those core items required to continue the operation of the POA. All other functions will be deferred until such time as we are able to once again have members in good standing join us as our audience.

President Gibbs called for a review of the minutes of the April 8, 2020 meeting. Carol Goodwin approved the minutes on a motion, seconded by Angel Hocker, motion carried.

Stephanie Peetz gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review.

Stephanie then presented the following bills to the Board for approval:

AccuDoc Urgent Care	$	35.00	Lake Santee Marina	$	12,281.92
Acra Auto	$	135.62	Lake Santee RWWD	$	554.29
Airgas Auto	$	143.38	Lecher, John	$	117.36
Alerding CPA Group	$	363.00	Murphy Insurance Agency	$	7,684.00
Best Way Disposal	$	736.48	Premier Companies	$	1,079.07
Cardinal Pest Control LLC	$	45.00	Purchase Power	$	418.68
Colonial Life	$	101.54	RBSK	$	287.48
Crawford, Rick	$	35.00	Stone's Farm Service	$	97.83
Decatur Co REMC	$	1,158.78	Stone's Napa, Inc.	$	60.07
ETC	$	749.71	The Office Shop	$	60.60
Greensburg Tool & Supply	$	249.10	Tim Lecher Farm Service	$	519.02
James H. Drew Corp.	$	3,525.00	Wickens & Wickens, LLC	$	900.00
Kendall Electric	$	324.04	**TOTAL**	**$**	**32,629.49**
Bills Paid Prior to meeting:					
Best Way Disposal	$	699.30	Tim Lecher Farm Service	$	349.90
Minute Maids	$	75.00	Dec Co Recorder	$	225.00

Decatur Co REMC	$	1,299.37	Dec Co Auditor	$	20.00
The Office Shop	$	55.42	Dec Co Recorder	$	25.00
Pitney Bowes	$	320.99	Ford Abstract	$	125.00
RBSK	$	299.98	Taylor, Stephen	$	75.00
			Total Prior	**$**	**3,569.96**
			Total Disbursements	**$**	**36,199.45**

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Angel Hocker, motion carried.

CORRESPONDENCE

John Lecher presented to the Board nine pieces of correspondence that had been received by the office. The Board with recommendations and/or tasks given for follow-up discussed the following items in detail.

1. Non-members fishing at North end.
    a. John has followed up with Security on this complaint. Non-members and/or renters are not to be fishing without being in the company of a member.
2. Concern for animal poo in and around lake.
    a. A concerned member provided literature in regards to the excessive amount of pet, duck, and geese poo that can negatively affect our lake/community and asked for the Board to make a presentation on this topic for the membership. We will revisit this topic/request once COVID-19 has subsided and we are able to have public meetings.
3. Request for association to install tiles to help drainage on member lots.
    a. It was determined that based on the current information provided the Board did not feel it was the associations responsibility to replace the tiles that are getting clogged. John can speak with member further if warranted.
4. Damaging of Santee Drive by construction equipment.
    a. John is going to find out what the county charges for a building permit as well as if other communities charge a fee to go back for road repairs.
    b. Member wanted to note that the damage to the road has caused multiple flat tires on his bike.
5. Complaints about continuous dog barking.
    a. In the past rule 13.1 has been used as a nuisance in order to send letters. The Board agreed to add this to the fine schedule with the other dog violations.
6. Emails from seven members in regards to amending rules on landscaping and breezeways (12.2 & 12.21).
    a. The Board thanks those members for their concerns and feedback. The correspondence has been forwarded to the rules committee for further

review. Once we are able to have a normal meeting we will have an opportunity to discuss these amended rules further.

   b. When proposing rule changes, Mike Manlick suggested we add a blurb in the Smoke Signals on the background and the reasoning behind the amended rule changes. The Board agreed and this is something Carol will work on moving forward.

7. Suggestion for association to provide a rentable/lockable kayak/canoe storage rack on association lake access lot.
   a. Thank you for the suggestion and we will take this under advisement.
8. Member unhappy with restrictions against campers and metal siding.
   a. Current properties with metal siding were grandfathered in or are considered commercial. The building committee and rules committee agreed to begin reviewing the restriction on metal siding, as it has become a popular building material over the years.
   b. The camper restriction is actually part of the land restrictions.
9. Request for late fees on dues and assessments to be waived due to current hardships from COVID-19.
   a. John did speak with the member requesting this and suggested to make payments on their balance owed the best they can. Once they are current we will review the account and determine at that time if late fees will be adjusted.
   b. We currently have 50 members who have not paid the 2020 dues and assessments. Late notices have been mailed and the office will start making phones calls to encourage those to pay what they can in the mean time.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol stated she had nothing to report as any rule amendments have been postponed until we can have a meeting with members present.

Recreation – Andy Laudick

In Andy's absence Shannon mentioned there is currently nothing on the calendar at this time due to COVID-19 restrictions. We are, however, moving forward with planning Independence Day in hopes that the celebration will be able to be held.

Lakes & Beaches – Randy Ostendorf

Randy reported that the three new docks have been installed.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 266-267 Dale & Amy Erickson
- Lot 555 Aaron & Missy Fitzgerald
- Lots 705-706 Jack Frazier

Community Room Committee – Angel Hocker

Angel reported that the community room is still currently closed as a result of COVID-19.

Building Committee – Bill Ryle

The following building permits were issued in April:

• Mark Good	855	Mini Barn
• Darin Miley	361	Culvert
• Mike Pies	604	Apply Stone/Replace Siding
• Randy Ragin	567	Replace Shingles
• Jeremy Huser	1337	Replace Shingles
• Tom Berish	556	Culvert
• Robert Gerdts	1604	Replace Shingles

Clean Up – Bill Ryle

Bill stated that the ride around has not been scheduled at this time, as it would be impossible to follow social distancing and tour the community. Bill is going to follow up with John on letters sent from April.

Roads & Maintenance – Autumn Hurm

Autumn stated she had nothing to report at this time.

Security – Mike Manlick

Mike reported that the golf cart inspections went well in May and are on going. We've had some non-members removed for fishing. With the weather warming up and the start of the boating season there have already been some water warnings. As a reminder please be sure your stickers are on your boat when launching. We are still restricting the beach to no visitors at this time due to the Governor's executive order.

OLD BUSINESS

COVID-19 Update – Lake Santee is following the Governors guidelines as provided. All restrictions within the Lake Santee subdivision are strictly from the Back on Track Plan. We encourage you to view the full plan by stage at www.backontrack.in.gov. The multiple stage plan was discussed in detail by the Board and below you will find how it relates directly to Lake Santee by the current stages, subject to change by the Governor and pulled directly from his plan.

Stage 3 (May 24 – June 13) – *Pulled directly from www.backontrack.in.gov*

- Social gatherings of up to 100 people may take place following the CDC social distancing guidelines.
- Playgrounds, tennis courts, basketball courts, and similar facilities may open with social distancing guidelines in place.
- Boating allowed; must follow social gathering policy
- Visitors to beaches and shorelines must adhere to social gathering policy and social distancing guidelines

During Stage 3, the Board is requiring that all visitors to the Main Beach use the entrance from the grass area and bring their beach pass. This will help ensure we are able to follow the 100 people maximum during this stage. We understand this is not ideal as the shoreline to park boats will be closed, but please feel free to use the docks near the shelter houses to park and come to the beach. This is also a great time to drop anchor in one of our beautiful coves to maintain social distancing and still enjoy the lake.

Stage 4 (June 14 – July 3) – *Pulled directly from www.backontrack.in.gov*

- Social gatherings of up to 250 people may take place following the CDC social distancing guidelines.
- Recreational sports leagues and tournaments may resume

During Stage 4, the full shoreline will be open and boats will once again be able to park along the beach. Please continue to follow social distancing as required by the CDC during this stage.

NEW BUSINESS

Restaurant Contract – The committee had been in discussion with Chuck and Jane Bryant in regards to leasing the restaurant space that is currently open and they were able to come to an agreement on the space. President Gibbs then presented a restaurant lease to the Board for review. A motion to approve the lease as presented was made by Mike Manlick and seconded by Carol Goodwin, motion carried. Bryants@The Beach is scheduled to open on May 24, 2020.

Sale of lot 1537/1538 – An offer to purchase association owned lots 1537/1538 has been received. Carol Goodwin made a motion to accept the offer at the agreed upon price. Bill Ryle provided a second, motion carried.

Set Asides – During the budget process the Board agreed to transfer the following funds to set asides, Carol Goodwin provided a motion to make the following transfers with Bill Ryle providing a second, motion carried.

Equipment	$14,000
Roads	$26,500
Dredging	$33,250
Erosion	$15,000
Total	**$88,750**

5/31 Bass Fishing Tournament – LSPOA will be following the Governor's guidelines and based on the current restrictions of Stage 3 (May 24 – June 13) if no changes are made by the Governor, recreational sports leagues and tournaments are not to resume until June 14th in Stage 4 of the current Governor's guidelines.

MANAGER'S REPORT

John presented the following to the Board with the hopes to have all items completed by Memorial Day weekend pending weather.

- Backstop fence behind basketball goal
- Court guideline sign
- Beach volleyball court – add sand, new nets, and boundary lines
- Beach barrels at both beaches
- Inspect all hardware on playground equipment
- Pressure wash/seal diving dock and amphitheater

There being no further business, Carol Goodwin moved to adjourn, seconded by Bill Ryle, motion carried. The next regular meeting will be held on June 10, 2020 at 7:30 PM in the Community Room.

These minutes are subject to approval by the LSPOA Board of Directors at the 6/10/2020 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary