LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 14, 2025

Steve called to order the May monthly board meeting of the Lake Santee Property Owners Association. Steve welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met on May 14, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Tony Adelman, Polly Fox, Craig Stilwell, Autumn Hurm, Aaron Fitzgerald, and Ryan King. Employees present were Joyce Eddy, John Foudray, and Rick Crawford. Members present were Scott & Debbie Higinbotham (1338), Steve & Lisa McPherson (236), Tom & Jodi DePalma (218), Ronda Peetz (291), Debra Haboush (536), Michelle Deaton (262), Paul Gosnell (1147), Greg & Annette Coffin (634), Chris & Laura Elmore (530), Cathy Bryant (101), Deb Yost (803), Mark Hirt (1107), Michael Dora (164), Dan Dietrich (263), Val Collings (1387), Kim Stilwell (201), Connie Adelman (198), Lacy Hunt (912), Deb Foudray (1142), Donna Knight (108), Nancy Ranz (601), and Sandy Page (1576).

President Knight called for a review of the minutes of the April 9, 2025 meeting. Nathan presented a revison to the March minutes to show that Ryan made the motion to adjourn the April meeting and was seconded by Polly. Tony made a motion to revise the April meeting minutes, Craig seconded the motion and the minutes were unanimously approved.

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, LLC	$	107.00	New Point Stone	$	1,056.70
Cardinal Pest Control	$	55.00	Pieczonka Unlimited	$	806.00
Civil & Environmental Consultants, Inc		1,700.00	Premier Companies	$	1,404.78
Colonial Life	$	194.64	RBSK	$	219.00
Crawford, Rick	$	35.00	Rivera Screenprinting	$	571.38
DISA Global	$	130.00	Rumpke	$	1,405.67
FilterShine	$	60.00	Scholle's Land Surveying, Inc.	$	2,610.00
Gillman Home Center	$	107.11	Sieg, Charles	$	70.56
Globe Asphalt Paving	$	11,950.00	Stone's Farm Service	$	373.72
Hamilton & Tebbe Law Office	$	55.00	Summit Microsystems	$	50.00
Hoeing Supply, Incl	$	188.35	Telispire	$	105.00
John Foudray	$	2,800.00	The Office Shop	$	84.58
Julien, Gina	$	290.16	Tops Home Center	$	93.76
Koenig Equipment Inc.	$	12,743.17	Vertical Landscaping	$	1,975.00
Lake Santee RWWD	$	585.71	Vinyl Solutions Unlimited	$	33.81
Lamping, Eric	$	224.65	*Bills Paid Prior*		
Lecher, John	$	669.04	Dec Co Treasurer	$	1,535.81
LSPOA -Petty Cash	$	161.72	Elan Financial	$	9,159.99
McReynolds IT Solutions	$	722.82	Purchase Power	$	841.99
Murphy Insurance	$	9,772.00	**Total all disbursements**	**$**	**64,855.36**

Marina			*Bills Paid Prior*		
Lake Santee RWWD	$	288.15	Dec Co. Treasurer	$	2,703.42
RBSK	$	45.50			
Wesseler Excavating	$	7,327.00	**Total all disbursements**	**$**	**10,364.07**

After presentation, the bills were approved for payment on a motion by Nathan, seconded by Polly.

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

The Women's Club thanked maintenance for installing the new swing seats at the main beach and moving the new picnic tables under the upper deck.

A member requested a 100' buoy near his lot.

CORRESPONDENCE
No correspondence

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

12.27 Contractors Dredging Requirement – 3rd reading

Proposed Rule

12.27: Contractors providing Over-Water Lakebed Construction/Dredging or Shoreline Lakebed Construction/Dredging are required to provide the following insurance requirements:

Over-Water Lakebed Construction/Dredging:
- Insurance Requirements for general contractors:
    - General Insurance: Minimum $2 million.
    - Umbrella Liability Insurance: Minimum $5 million.
    - Workers Compensation Insurance: Minimum $1 million.
    - Pollution Liability Insurance: Minimum $0.5 million.

Shoreline Lakebed Construction/Dredging:
- Insurance Requirements for general contractors:
    - General Insurance: Minimum $2 million.
    - Workers' Compensation Insurance: Minimum $0.1 million.

Definitions of Over-Water and Shoreline Lakebed Construction/Dredging are as follows:
- Over-Water Lakebed Construction/Dredging: The use of heavy construction equipment on or in the lake—which could involve dredging, excavation, or other operations that take place directly in the water.
- Shoreline Lakebed Construction/Dredging: The use of heavy construction equipment from the shoreline or near the water, where the work occurs on land adjacent to the water rather than directly in the lake itself. This could include construction of embankments, retaining walls, or

other infrastructure near or along the water's edge. General shore maintenance and dock installation excluded with approved permits.

Rationale
Provide minimum requirements for contractors in order to mitigate the risks of contractors working in and around the lake.

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

Rule 15.1 - 1st Reading

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 activities are posted as open hours, 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.

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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.

Rationale:
Clarification to what was referred to as “open hours” is meant to be open to the community.

Nathan made a motion to accept the 1st reading, Polly seconded the motion, and the motion passed unanimously.

Rule 4.18 – 1st Reading

Current Rule

4.18 It shall be prohibited to attach any fixture to any Association dock. Fixtures would include, but not be limited to, fenders boxes, diving boards, ladders, etc. Boat lifts will also not be permitted by Association docks. Any member owned boat lift located at a marina slip as of August 1, 2022 shall be grandfathered against this rule. Repair or removal of the boat lift is the responsibility of the member renting the slip. Any damage caused by the lift or its removal is the responsibility of the member renting the slip.

Proposed Rule

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a) Exceptions are pre-approved slips at the marina at the owner's expense.
b) Lifts are permitted to be standard cantilever lifts or floating lifts.
c) Lifts must not extend into the adjacent boat slip area.
d) All boat lift types must be approved by the Board.
e) A security deposit will be required prior to installation of the lift and will be refunded upon removal of the lift.
f) Repair or removal of the boat lift is the responsibility of the member renting the slip.
g) Any damage caused by the lift or its removal is the responsibility of the member renting the slip.

Rationale

Revising rule to allow for boat lifts in certain slips. Security deposit is in place in case member abandons the lift and maintenance needs to remove.

Nathan made a motion to accept the 1st reading, Autumn seconded the motion, and the motion passed unanimously.

Recreation – Craig Stilwell

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

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The annual LSPOA Easter Egg hunt was held on April 19th. Despite the rain, we had a large turnout of community youth participate.

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- Our summer recreation schedule kicks off Saturday, May 24th with a concert by Rusty Bladen and his band in the amphitheater at 7:00 p.m.
- On May 28th at 1:00 p.m. there will be a 3 person team Bid Euchre Tournament

Community Room Committee – Craig Stilwell
There were two (2) Community Room rentals in the month of April.

Lakes & Beaches – Steve Knight for Gina Julien
Nothing to report.

Membership – Polly Fox
We had three (3) New Memberships in the month of April, including but not limited to:

Cameron & Samantha Veach	Lot 1354
Evan & Lauren Gray	Lot 1558

The Membership Orientation meeting was held on April 26, 2025. We had 15 people representing 9 memberships, 4 board members, 3 club representatives and our Lake Manager in attendance.

Marina – Polly Fox
We have contracted with Midwest Maintenance & Construction Co., Inc. for the installation of the fuel system replacement and the Emergency Stop system. As soon as we have an idea when the system parts will be in we will work with Tom and the busy summer situation to arrange the best time to install. We plan to be able to install on a Monday - Thursday timeframe.

Marina Shop
The Spring/Summer hours for the Marina Shop are in effect now:

Tuesday - Saturday	8:00 am - 5:00 pm
Sunday	12:00 pm - 3:00 pm
Monday	Closed

Lakeview Wellness (Marina House)
- June 28, 2025 - Blood Drive in honor of Noah Hughes
- Yoga Amphitheater - Friday, July 4 @ 9:00 a.m.

Lakeview Wellness has applied for numerous grants for improvement and remodel of the Marina House structure to better serve the needs of the community and clientele they serve. If you have not seen the build out plans, please contact Sally at Lakeview Wellness to schedule a time to see the current facility and build-out plans. Please see the Smoke Signals and/or the lakeviewwellness.org website for wellness programs and times.

Marina Store
The Marina Store Spring/Summer hours will take effect May 1, 2025 as follows:

Tuesday - Thursday	10:00 am - 6:00 pm
Friday - Saturday	10:00 am - 7:00 pm
Sunday	10:00 am - 4:00 pm
Monday	Closed

Thank you for your support of these business operations.

Building Committee – Ryan King
The following Building Permits were issued in April:

Mark Weckop	1046	Ditch Tile
Gloria Faulk	1169	Ditch Tile
Greg & Lovely Kinman	1660	Shingles
Taylor Reed	617	Driveway Culvert
Samatha & Cameron Veach	1354	Fence
Michael Nelson	252	Boat Dock
Pete & Cathy Gray	193	Driveway Culvert
Brian & Leslie Corbin	772	Driveway Culvert
Jim Kleiser	528	Rip Rap

Clean Up – Ryan King
One (1) courtesy letter, four (4) thank you letters, three (3) second letters and four (4) third letters were sent out.

Lake side cleanup and shoreline stability audit is scheduled for May 16, 2025 and results will be shared in the June meeting.

Litter cleanup day was canceled on May 3, 2025 due to the weather.

Roads & Maintenance – Aaron Fitzgerald

- 7 water calls
- 8 sewer tank calls
- 1 water main leak
- 3 sewer tanks set
- 1 sewer tap
- Cleared out culverts around lake plugged
- Worked on roads with maintainer
- Added gravel at marina boat docks
- Trying to stay up on mowing
- General Maintenance continues
- Launched new diving platform.

Aaron made a motion for approval to spend up to $35,000 for stone/gravel road maintenance. Ryan seconded the motion, and the motion passed unanimously.

Aaron made a motion for approval to spend up to $10,000 for dust control. Nathan seconded the motion, and the motion passed unanimously.

Security – Autumn Hurm
Saturday, May 31st there will be a lake ride along for anyone interested to boat around Lake Santee on the water to review safety and buoys out on the water. Please call the office if you plan to attend so we can have enough space for everyone. We will meet at the Community Room at 10 am. This event is weather permitting.

Security team added 2 new part time members to help support our team on the land and on the water during busy times. Welcome Andrea Flodder and Charles Cole.

Office is in the process of hiring summer help for the gate and for the beaches.

REMINDER: please update your stickers on your boats and golf carts. Fines will be issued if stickers are expired.
Speed limit on roads is 25 MPH! Remember our roads are shared by pedestrians and vehicles so PLEASE SLOW DOWN.

OLD BUSINESS

- Long Range Planning Committee update – The survey has been sent out. Please fill out the survey. So far there have been 140 surveys received. The survey closes on June 30, 2025.

NEW BUSINESS

- Transfer $11,800 building permit fees to roads set aside - Polly made a motion to transfer 11,800 building permit fees to roads set aside, Aaron seconded the motion, and the motion passed unanimously.

- Yoga at Amphitheatre - Friday, July 4th at 9:00 AM - Autumn made a motion to approve Yoga at the Amphitheatre on Friday, July 4th at 9:00 AM sponsored by Lakeview Wellness. Nathan seconded the motion, and the motion passed unanimously.

- Chip Seal project - TABLED

- Directors for Management Agreement review - Autumn made a motion to approve the Directors for Management Agreement review with the RWWD directors. Ryan seconded the motion, and the motion passed unanimously.

- Lake Santee Connection Inc is an Indiana licensed non-profit organization to bring women together with activities, meetings and events outside normal business hours. Nathan made a motion to approve the Lake Santee Connection Inc. as a recognized club under the LSPOA. Polly seconded the motion, and the motion passed unanimously.

- Flute concert October 18, 5:00 PM-8:00 PM in the community room - Craig made a motion to approve the Flute concert on October 18, from 5:00 PM – 8:00 PM in the community room. Autumn seconded the motion, and the motion passed unanimously.

- Candidates for Board of Directors ballot - Candidates are:
  Polly Fox
  Mark Hirt
  Steve Gray
  Bruce Smith
  Mike Dora

  Tony made a motion to approve the candidates presented by the nomination committee for the Board of Directors ballot. Nathan seconded the motion, and the motion passed unanimously.

- Offer on lots 1303 & 1304 – Tony made a motion to make a counteroffer on lots 1303 & 1304 as discussed in the executive session. Craig seconded the motion, and the motion passed unanimously.

MANAGER'S REPORT
Heavy Trash will be from Thursday, May 29th – Sunday, June 8th.

Please put your 2025 boat and cart/UTV stickers on prior to using them.

Attention Boaters: Please review the boating regulations with your family and guests prior to allowing them to drive your boat.

Yard Sales will be held Friday July 4th & Saturday July 5th. Please notify the lake office prior to Tuesday July 1st to be on the yard sale list.

The office will be closed Monday May 26th.

The Long Range Planning Committee is seeking member input through a survey. You can click the link on our website or a paper version will be in the June Smoke Signals. The paper version can be filled out and mailed or dropped off at the lake office.

There being no further business, Ryan moved to adjourn, seconded by Nathan, motion carried. The next regular meeting will be held on June 11, 2025 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the June 11, 2025 meeting.

Respectfully submitted,
Tony Adelman, Secretary