LAKE SANTEE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
June 11, 2025

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

The Lake Santee Property Owners Association Board of Directors met on June 11, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Fox, Craig Stilwell, Gina Julien, Autumn Hurm, Aaron Fitzgerald, and Ryan King. Employees present were John Foudray and Rick Crawford. Members present were Deb Foudray (1142), Drew & Joni Pringle (139), Debbie Higinbotham (1338), Greg & Annette Coffin (634), Michael Dora (164), Donna Knight (108), Steve & Deb Yost (803), Tom DePalma (218), Steve Gray (911), Paul Menkedick (501), Kim Stilwell (201), Larry Nicks (567), Joe Hooten (371), and Dave Julien (851).

President Knight called for a review of the minutes of the May 14, 2025 meeting. The minutes were approved on a motion by Craig Stilwell, seconded by Gina Julien.

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

Crawford, Rick	$	35.00	Stone's Farm Service	$	319.40
DISA	$	65.00	Stone's NAPA, Inc.	$	7.22
Gillman Home Center	$	25.29	Summit Microsystems	$	50.00
Knight, Steve	$	1,954.80	Telispire	$	105.00
Lake Santee Marine Service	$	74.27	The Office Shop	$	53.41
Lake Santee RWWD	$	581.87	Tops Home Center	$	55.31
Lecher, John	$	396.20			
Martin Overhead Door, Inc.	$	382.37	*Bills Paid Prior*		
Murphy Insurance	$	3,990.00	Bladen, Rusty	$	250.00
New Point Stone Co. Inc.	$	479.95	Bladen, Rusty	$	1,750.00
Pieczonka Unlimited	$	292.00	Elan Financial	$	4,440.38
Premier Companies	$	2,003.00	Project 19	$	1,200.00
R B S K	$	69.00	**Total all disbursements**	**$**	**18,579.47**
Marina					
Hoeing	$	508.31	RBSK Partners PC	$	45.50
Lake Santee RWWD	$	289.46	**Total all disbursements**	**$**	**843.27**

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

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

No comments

CORRESPONDENCE

- A member voiced their concern regarding the election of board members. We have a stipulation that a ballot voting for more than (3) is voided. The concern is that promoting 1 candidate and voting for no others isn't a fair practice and skews the vote. They would like an amendment to require (3) votes to be a valid election sheet. John informed them it would be sent to the board for review.
- A member stopped John at his safety point of the 5K Walk/Run to express concern that the walkers/runners were not staying on one side of the road and walking into traffic. They felt the event was unsafe and John wasn't doing his job. They suggested the event shouldn't be approved as a special event if the participants can't comply. John forwarded the message to the board for review.
- Multiple members were concerned about piled up dirt along the road from a water leak repair. John informed them that the RWWD employees let the dirt settle for 2-3 months to allow for settling before cleaning up and seeding.
- A member expressed their concern for the delay in mowing and the mower caused ruts in the road ditch. The tall grass adds to allergy issues. John explained that we received 9" of rain in the last 6 weeks and it rained 14 of the first 22 days in May.

COMMITTEE REPORTS

Rules & Regulations – Steve Knight for Nathan Walsman

Rule 15.1 – 2nd and 3rd Readings

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.

Revised Rule

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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.

Autumn made a motion to accept the 2nd reading, Craig seconded the motion, and the motion passed. unanimously.

Autumn made a motion to accept the 3rd reading, Gina seconded the motion, and the motion passed

Rule 4.18 – 2nd and 3rd Readings

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.

Revised Rule

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

Polly made a motion to accept the 2nd reading, Ryan seconded the motion, and the motion passed unanimously.

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

Rule 4.1 – 1st Reading

Current Rule

4.1 Only one boat of Type I (speed or deck boat), Type II (pontoon), and Type IV (bass or other fishing boat with motor) will be allowed per membership. For example, only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, one/two-person sailboat, or paddle boat. The length of speed, deck, bass & fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. All boat lengths will be determined by Price Digest Marine. Type III (paddleboard) will be allowed six (6) and Type V (boats without a motor, exception jon boats with a tolling motor only, kayak, canoe) will be allowed four (4) watercrafts in a combined total. No watercraft with sleeping or on-board toilet facilities will be permitted. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet in length and under. Any watercraft not specifically included above is prohibited on the lake at any time.

Proposed Rule

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Rationale

Waketoons have a larger turn radius and less visibility than a 20' ski boat or wake boat.

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

Rule 11.17 – 1st reading

Proposed Rule

Shoreline protection is the responsibility of members owning a lake front lot or lots. Shoreline protection must meet a standard conforming to other shorelines as determined by a majority of the building committee. Types of shoreline protection are listed in Rule 12.4.

Rationale

Protecting our shoreline from erosion is a priority in water quality as our lake is our most valuable asset.

Gina 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 May 14th, 2025 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- A concert with Rusty Bladen and his band (presented by Sandman Brothers) in the amphitheater on May 24th
- 3-person Bid Euchre Tournament on May 28th.

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The Peetz Memorial Car Show on June 14th from 10:00 a.m. to 2:00 p.m.
- A concert with Project 19 Band in the amphitheater on June 14th at 7:00 p.m.
- 3 person Bid Euchre Tournament will be held on June 25th. This will be the last tournament before breaking for the summer.
- Lake Santee Yard Sales July 4th & 5th
- Women's Club Bake Sale July 5th at 8:00 a.m.
- DJ on the Beach July 5th in the afternoon
- A concert with Lincoln Street Band in the amphitheater on July 5th at 6:30
- Fireworks sponsored by REMC at 10:00 p.m. July 5th
- Youth Fishing Tournament on July 6th (registration at 9:30 a.m.)

Community Room Committee – Craig Stilwell
There were three (3) Community Room rentals and one (1) Shelter rental in the month of May.

Lakes & Beaches – Gina Julien

Shoreline Stabilization: The Clean-up committee recently completed an on-water evaluation of property. During their inspection, they identified a LSPOA property, lot 137, requiring shoreline stabilization. The recommendation for this site is to utilize shot rock instead of rip rap.

Gina made a motion to approve up to $1000 for purchase and placement of shot rock at the shoreline of LSPOA lot 137. Funds will be pulled from set-aside specific for erosion purposes. Polly seconded the motion, and the motion passed unanimously.

Sand for main beach: Gina received several requests to bring in/place a more powdery sand on the beach. As a start, a preliminary estimate was provided by one vendor. An approximate amount of sand would require about 80 tri-axle loads at $1,150 per load, totaling $92,080.00. This is just one estimate and further research needs to be completed on actual amounts required and cost per load from other vendors. Currently we do not have funds set aside for this request. Suggest we send a survey to members to seek their feedback and whether raising member fees to pay for this expense is acceptable ($92K divided among approx. 750 members is an additional $122 per member just for this one budget item.)

Request to move beach barrels over: Gina received requests from members to move the barrels that protect the swim and diving area over 50 feet to accommodate more boat parking spaces on the beach. Is this something that can be accomplished?

Kayak Launch: John and Gina recently met with several members to discuss the current kayak launch at the LSPOA property in the fishing cove. This kayak launch was placed in this part of the lake to accommodate members that want a calm area to launch away from main lake boat traffic and waves. It was installed per manufacturer instruction. After much discussion, it was clear that a better set-up design would be more usable than the current set-up. Numerous suggestions were provided by members that included lowering the dock and moving the launch to the side, purchasing a new launch and constructing a longer dock, and extending the dock with a floating dock that would be placed at a "T" shape. As an initial trial, we decided that we would lower the dock and move the launch to the side. We can then evaluate its ease of use for a period of time. Meanwhile we are gathering quotes for a new launch and dock extension. At this point, we do not have money in set-aside for a new launch/dock and would have to be discussed at budget meetings in the fall. The dock has been lowered and the launch moved to the side.

Swale at LSPOA lot 279: Gina received a call from member at lot 278 requesting that the swale on LSPOA lot 279 be left un-mowed. He reports that when grass grows tall in the swale that the run-off into the cove is much clearer than when the grass is cut. The member volunteered to purchase and plant native wildflowers in this swale. Seeking input and discussion from the board on this issue as this was a topic brought up and voted on in the past.

Engineer Inspection of earthen dam and concrete spillway:
A comprehensive site investigation of our earthen dam and concrete spillway was performed during winter pool and then again at full summer pool conditions. A draft report was provided by our contracted engineering firm, Civil & Environmental Consultants, Inc (CEC). Comments from the lead engineer state that our dam which was built in 1965, is in "very good shape with the exception of the concrete spillway surface". He states that the "earthen dam is meticulously maintained and commends us." He has inspected hundreds of dams and seen so many poorly maintained. CEC is nominating Lake Santee for an Indiana Dam Safety Best Maintained Private Dam Award!

Needs Assessment – CEC has identified several remediation needs for our dam as follows:

- Principal spillway concrete: repair concrete of spillway, specifically approx. 1,700 linear feet of crack repair, 1,300 square feet of full depth concrete replacement and 160 square feet of concrete spalling repair.
- Left descending wingwall: showing signs of deterioration and overtopping, which is causing erosion between the wingwall and energy dissipation basin. It is recommended that the wingwall be extended 1 foot to prevent overtopping.
- Animal burrows: Approx. 28 animal burrows were located along the upstream embankment of the dam at the normal pool water line. Recommend these be filled to prevent seepage.
- Seepage: Three (3) seepage locations were identified with the principal spillway. It is recommended that these be remediated and monitored monthly.
- Sinkhole: A sinkhole was located in the open field southeast of the downstream dam embankment. CEC was unable to identify the cause, but a review of the historic plans indicates that it may be related to the original flow path of the righthand fork salt creek. Regular observation is recommended to determine if it is expanding. If it continues to expand and settling is observed, a geotechnical investigation may be warranted.

Preliminary estimate was provided for dam rehabilitation and repair for the construction cost of the repairs range from $36,000 to $147,000. The actual cost to be incurred will be dependent on the final scope of work required to construct the project and site conditions including the selected contractor,

construction means and methods, permitting requirements, site construction limitations and actual subsurface soil/rock conditions, etc.

All this said, at some point the full spillway will need to be replaced. The typical lifespan of a concrete spillway is 50 years. Per CEC lead engineer, if we complete the above recommended remediation from the report and keep up with maintaining those repairs as well as new cracks, we should be able to extend the service life to at least 75 years or until 2040. From a budgeting standpoint, we need to start putting aside funds to pay for replacement of the spillway which is estimated at $1.5 - $2 million.

The full report will be posted to the Lake Santee website once the final report is received.

Membership – Polly Fox
We had six (6) New Memberships in the month of May, including but not limited to:
Tyce Carroll and Darian Crafton Lot 1440
Tim & Susan Price Lot 528

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. We do not, as of yet, have a date for the system install; waiting on delivery of system parts and equipment. Heard from Midwest today and it appears we are about 4-5 weeks out on delivery of pumps.

Marina Shop
Nothing new to report at this time.

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

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

Leak detection may be required on the pool. We seem to be losing 2-3 inches of water almost daily. Leak detection consists of pressure testing the lines and plumbing, structure testing and dye testing for leaks in the liner and other areas of the pool itself. We have asked Sally to continue to monitor the water levels. Could do the leak detection as early as next week. It may be possible grant monies could be used for some or all repairs if needed; but, grant requests must be specific.

Polly made a motion for the board to approve up to $1,500 for leak detection if the issue persists. Seconded by Autumn. The motion passed.

Marina Store
We would like to encourage people to fill their boats with gas a few days before the July 4th weekend. This will help to ensure that the marina tanks can be filled before the weekend begins.

Thank you for your support of these business operations.

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

Nicholas & Kasey Thomas	908	House
Albert Day	1418	Attached Garage

Carol McKinley	11	Asphalt Driveway
Carl & Diane Maurer	178	Outbuilding
Valerie Ross	189	Boat Dock
Roger Hirtz	113	Boat Dock
Mike Schwartz	115	Sea Wall
Pierson Construction	1427	House
Patrick & Jean Mohan	920 & 921	House Addition & Boat Dock

Clean Up – Ryan King
A roadside cleanup tour is scheduled for some time in June.

Roads & Maintenance – Aaron Fitzgerald
Annual spreading of gravel has begun
*Dust Control has been ordered.
*2 Water Main Repairs
*4 Water Taps
*2 Sewer Taps
*1 Sewer Main Leak Repair
*Reworked Kayak Launch
*Ladder Repair Diving Platform/Beach

Security – Autumn Hurm
2025 stickers need to be on your boat before launching!

A beach pass is required and must be with any group using Lake Santee owned properties, specifically the beach areas. Members may have guests at the beach, but must provide them with a pass or be in their company. Anyone found using the beach areas or docking areas without a pass or a member from that property is subject to trespassing charges.

Vandalism has increased again in the restrooms, which is so unfortunate. We are considering locking these in the overnight hours.

Please review the boating rules for Lake Santee before setting out on the water this summer.

Please enter all No Wake zones at IDLE SPEED!

Lake Santee is a private community. There is no solicitation allowed! Please contact Security if you are approached by someone selling/soliciting something or asking for your time to look at a product. This is considered trespassing. Violators will be asked to leave, and the Sherriff contacted.

Autumn made a motion to approve up to $1200 for new tires for the security truck. We budgeted $1600 for tires last Fall. Craig seconded the motion, and the motion passed unanimously.

OLD BUSINESS

- Long Range Planning Committee Update – Steve gave a brief overview of the progress of the committee.

- Counter-offer lots 1303 & 1304 - Polly made a motion to accept the counteroffer for lots 1303 & 1304 as discussed in the executive meeting. Aaron seconded the motion, and the motion passed unanimously.

- Chip Seal/Paving project - Ryan made a motion to blacktop Itawamba from Lake Santee Drive to Blackfoot Trail for $34,500. Aaron seconded the motion, and the motion passed.

NEW BUSINESS

- Appointments for Election Committee – the following members were appointed to the Election Committee: Deb Yost (chairman), Debbie Higinbotham, and Richele Griffin. Gina made a motion to accept the appointment of Deb, Debbie and Richele to the Election Committee. Polly seconded the motion, and the motion passed unanimously.

- Adam's Fun Run Sunday June 22 – Special Event – Polly made a motion to approve the Adam's Fun Run on Sunday, June 22. Ryan seconded the motion, and the motion passed unanimously.

- The Lake Santee Connection Fall Festival – Special Event Oct 11 or 12. – Craig made a motion to approve the Lake Santee Connection Fall Festival on either October 11 or 12. Ryan seconded the motion, and the motion passed.

MANAGER'S REPORT

Attention Boaters: Please reduce to "No Wake" speed prior to entering a "No Wake" zone.

The Lake Office will be closed on Friday July 4th for the holiday. The office will be open from 9:00-1:00 on Saturday July 5th.

If your sewer alarm goes off, please refrain from using water until the maintenance staff can repair it. This will prevent sewage overflow in your yard.

Lake Santee Marine Service has requested that members having their boats delivered to their docks, to please put your lot number on your dock where it is visible from the water.

There being no further business, Ryan moved to adjourn, seconded by Aaron, motion carried. The next regular meeting will be held on July 9, 2025 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the July 9, 2025 meeting.

Respectfully submitted,
Craig Stilwell, Director for Tony Adelman, Secretary