LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 13, 2021

The Lake Santee Property Owners Association Board of Directors met on October 13, 2021 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Andy Laudick, Nathan Walsman, Mary Tapke, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Stephanie Peetz. Members present were Dick Veach, Shannon Gibbs, Glenn Dieckmann, Tom and Jodi DePalma, Nancy Fredrickson, Paul Gosnell, John and Lacy Hunt, Kathy Winzenread, Stephanie Schene, Kenny Goetzinger, Gary Hash, Dave Julien, Donna Knight, Carol Goodwin. Employees present were John Lecher and Rick Crawford.

President Knight stated that during the Executive Session prior to the meeting that no decisions requiring a motion or a vote were discussed.

President Knight called for a review of the minutes of the September 8, 2021 meeting. The minutes were approved on a motion by Gina, seconded by Andy, and the motion passed.

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

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

AccuDoc	$	35.00	Lecher, John	$	702.20
Banks Lawncare LLC	$	235.00	Meyer, Bernard	$	2,829.90
Best Way Disposal	$	1,598.94	Pitney Bowes	$	212.61
Cardinal	$	45.00	Premier Energy	$	1,124.68
Cardmember Service	$	40.72	R B S K	$	100.34
Circle Printing	$	132.06	Summit	$	50.00
Colonial Life	$	149.62	Telespire	$	135.50
Crawford, Rick	$	35.00	The Office Shop	$	21.49
Deb's Cleaning Service	$	110.00	Tops Home Center	$	27.51
Dec Co REMC	$	1,456.49	*Paid Prior*		
Dec Co Treasurer	$	2,076.69	Best Way Disposal	$	1,735.40
Eads Murray & Pugh	$	966.00	Knight, Steve	$	657.52
G P C	$	836.18	IN time (tax)	$	190.32
Indiana Media Group	$	366.00			
LSRWWD	$	589.22			
LSRWWD	$	33,600.00	**Total all Disbursements**	**$**	**50,183.63**
Lecher Farm Service	$	124.24			

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member had a concern after hearing someone comment about the board not believing the marina was beneficial to the community. The member asked for the board to state whether they are in favor of the marina. Steve stated all members believe the marina is an asset. Steve stated that because of contractual issues and ongoing negotiations, he can't get into specifics at this time, but the board does consider the marina as a priority.

CORRESPONDENCE

- We received an email that congratulated recently elected/re-elected Board members. They have a concern about speeding and propose giving out more citations instead of just warnings. They propose we add stop signs at some of the crossways in the long gravel sections and where the gravel roads meet Santee Dr. They asked for a review of the mowing process and propose adding a September or October final cut. Additionally, they believe we should stop doing dust control. Finally, they commented about the inaction of the past boards to address that there is a possibility that there could be a convicted sexual predator as a member of the POA. They propose an emergency rule to ensure that anyone convicted of such crimes would be banned from being part of the POA and have no access to the POA properties and amenities. Steve Knight informed them that the stop sign idea would be considered. The mowing cycle is being reviewed. We are looking at more millings for the gravel roads. We can't make any rules that are against the law. **Since this correspondence with the member, there have been discussions with our attorney to discuss options available to us.**
- We received an email concerning crayfish holes causing erosion along the lake edge on a shared lot. John informed them that the maintenance of shared lots is the responsibility of those lot owners.
- A member came to the office to speak on behalf of several members about the continued use of a lot for construction equipment and building material storage. John informed them that the Board has been working with the member to remove the items in a timely manner.
- Received a phone call from a member requesting that the lowering of the lake be delayed to allow private dredging. John informed them that it would be reviewed in the Board Meeting.

- We received several phone calls and letters concerning clean up letters. John addressed them accordingly.
- We received an email from a member filing a complaint against another member for burning plastic in their yard. Reportedly, there was colored smoke and noxious odor coming from the fire. Security talked to the member burning in their yard and the membered stated that there were only boxes and sticks in the pile. Security was unable to determine what was burnt.
- We received an email concerning rainwater draining from neighbors' lots. John informed them that we are engaging engineers to evaluate some drainage issues in the community. We will look at these specific lots once we have some guidance from the engineers.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick
Andy presented the following rules for approval:

3rd Reading

Proposed Rule: 11.16 – Multi Lot Assessment: The amount of the assessment shall be 10% of the annual dues and assessments.

Rationale: This is the same language that was previously in the By-Laws.

Motion was made to accept the reading by Gina. Stephanie seconded the motion and the motion carried.

3rd Reading

Current Rule: 4.3 All watercraft must have a current permit affixed on the port (left) *and starboard (right)* side of the boat near the lot number or on the left *and right* side windows prior to launching. Annually, upon payment of dues, assessments and fees, members shall be entitled to purchase registered boat permits, which authorize them access to Lake Santee. Permits will be available in five different classes depending on the type of boat. The Board of Directors shall determine from time to time the amount of fee to be charged for such permits.

Proposed Rule: 4.3 All watercraft must have a current permit affixed on the port (left) *and starboard (right)* side of the boat near the lot number or on the left *and right* side windows prior to launching. **Launching is defined as having the watercraft in the water or sitting/stored on a lift on the water.** Annually, upon payment of dues, assessments and fees, members shall be entitled to purchase registered boat permits, which authorize them access to Lake Santee. Permits will be available in five different classes depending on

the type of boat. The Board of Directors shall determine from time to time the amount of fee to be charged for such permits.

Rationale: Updating to clarify the definition of "launching". This definition is consistent with the practice that has been in place for many years.

A motion was made by Mike to accept the reading. Billy second the motion and the motion carried

2nd Reading

Current Rule: 7.11 An individual must not bring to Lake Santee to be used as bait any of the following species: carp, gizzard shad, bull head catfish (all three species), green sunfish, goldfish, suckers, and any other invasive or exotic species. The above mentioned species of fish may be collected by cast net from Lake Santee and used as bait. All unused bait must be killed and properly disposed of, and not returned to the lake alive when finished. Acceptable live bait (minnows) to be brought to the lake are store bought or wild shiners, fathead minnows and creek chubs. However, all live bait used at the lake must not be turned loose alive into the lake when finished.

Proposed Rule: 7.11 **Importing fish of any species is prohibited unless prior board approval is granted.** An individual must not bring to Lake Santee to be used as bait any of the following species: carp, gizzard shad, bull head catfish (all three species), green sunfish, goldfish, suckers, and any other invasive or exotic species. The above mentioned species of fish may be collected by cast net from Lake Santee and used as bait. All unused bait must be killed and properly disposed of, and not returned to the lake alive when finished. Acceptable live bait (minnows) to be brought to the lake are store bought or wild shiners, fathead minnows and creek chubs. However, all live bait used at the lake must not be turned loose alive into the lake when finished.

Rationale: Importing fish into our lake can be harmful to our lake environment. Moving fish between waters can introduce diseases, disrupt the adaptive characteristics of a local populations, or cause competition between species that negatively affects game fish and aquatic resources. According to the Indiana Department of Natural Resources, it is illegal to move fish from one public water to another without a fish stocking permit.

A motion was made by Gina to accept the second reading of the rule. Mike second the motion and the motion carried. Gina made a motion to approve the third and final reading of the rule. Mike seconded the motion and the motion carried and the rule was approved.

1st Reading

Current Rule: 2.9 a) Motorized Carts. As used in this rule "motorized cart" means any conveyance that is motor driven by gas or electricity, and is used to carry passengers or cargo, and that is smaller than normal road type vehicles such as cars or trucks. Motorized carts may be characterized as golf carts or utility carts. Operators of motorized carts must hold a valid driver's license or valid learners permit and accompanied by a licensed driver 18 years of age or older.

Proposed Rule: 2.9 a) Motorized Carts. As used in this rule "motorized cart" means any conveyance that is motor driven by gas or electricity, and is used to carry passengers or cargo, and that is smaller than normal road type vehicles such as cars or trucks. Motorized carts may be characterized as golf carts**, ~~or~~** utility carts**, UTV's, side by sides, etc. Motorized carts which are permitted to drive on the county roads are included in this rule, except if they have been issued a valid license plate by the IN BMV.** Operators of motorized carts must hold a valid driver's license or valid learners permit and accompanied by a licensed driver 18 years of age or older.

A motion was made by Mike to accept the reading of the rule. Ryan seconded the motion and the motion carried.

1St Reading

Current Rule: 1.1 Application for membership in the Association should be made, via the Lake Santee Office, to the member of the Board of Directors who is in charge of the membership committee and should be accompanied by a check for all dues, assessments and fees owing.

Propose to remove.

Rationale: Does not apply with the Amended By-Laws.

A motion was made by Mary to accept the reading of the rule. Ryan seconded the motion and the motion carried.

1St Reading

Current Rule: 1.2 Upon receipt of the completed membership application and full payment of all dues, assessments and fees, the applicant will become a provisional member of the Association in accordance with the Amended 1990 By-laws, Article I, Section 4. Unless otherwise notified by the Board of Directors, the provisional member shall become a permanent member within ninety (90) days after the application has been submitted.

Propose to remove.

Rationale: Does not apply with the Amended By-Laws.

A motion was made by Gina to accept the reading of the rule. Mary seconded the motion and the motion carried.

1St Reading

Current Rule: 1.3 In accordance with the By-Laws Article I, Section 1, "…Each lot owner must apply for membership and pay membership dues. The membership shall relate to the persons and not the property. If a lot is owned by more than one person, except for husband and wife, each owner of the property shall pay membership dues. No corporation, partnership, joint venture, or other legal entity except for qualifying trusts, shall be eligible for membership..."

Propose to remove.

Rationale: Does not apply with the Amended By-Laws.

A motion was made by Gina to accept the reading of the rule. Mike seconded the motion and the motion carried.

Recreation – Mary Tapke
Mary presented the following update for the committee:

Halloween Trick or Trick and Trunk or Treat is scheduled for Saturday, October 30. Turn your light on if you want company. Both events run from 5:30-7:30.

Lakes & Beaches – Gina Julien
Gina presented the following update:

Fish Survey:

The fish survey, which is conducted every three years, was completed by Aquatic Control during the evening of October 4.

The total survey includes electrofishing of selected shoreline areas, basic water chemistry (dissolved oxygen/temperature profile, surface water tested for Ph, alkalinity, hardness, total phosphorus, total nitrogen), and a detailed report including graphs, tables, summary, and recommendations for preservation and/or improvement of the fish population. The full report will be finalized and presented to us by February 2022.

As far as identifying the fish population for the initial evaluation, the crew that conducted the survey was pleased with how well the process went that evening. They were able to catch a lot of fish to analyze. I was on vacation the evening of the survey; Bill Ryle was able to attend and will provide an explanation of the process. (Bill to give explanation).

The biggest catch rate of the evening was largemouth bass. They had the best catch rate on this species that evening than they had over the last 5 surveys/15 years (surveys are completed every 3 years). Unfortunately, they were not able to catch any hybrid striped bass that evening and that was the first survey in the last 5 surveys (15 years) that they did not catch any. Based on this catch rate, the stocking recommendation they made was to stock 3,500 largemouth bass (4" – 6" in length) and 1,500 hybrid striped bass (4" – 6" in length). In comparison, last year we stocked 4,000 largemouth and 1,000 hybrids. Total cost including tax for the fish is $9,897.50. This price is less that our supplier price last year and comes in under the $12,000 budgeted amount for this year. The new fish will be delivered to our lake sometime between next week and the beginning of November.

Since this was already budgeted, I just need to get approval to move forward with payment of the $9,897.50 to Aquatic Control.

Gina made a motion to pay Aquatic Control $9,897.50. Billy seconded the motion and the motion carried.

Largemouth Bass Donation Request:

For a number of years the Lake Santee Bass Fishing Tournament group has collected money from the participants to go toward donating fish back to the lake. This year they are, once again, offering to donate largemouth bass that they will purchase and have delivered from Clear Creek Fisheries. This is a very generous donation, and we are thankful for their contribution.

Gina made a motion to allow the Lake Santee Bass Fishing Tournament group to donate and have delivered largemouth bass from Clear Creek Fisheries. Billy seconded the motion and the motion carried.

Aquatic Plants:

Water willow was grown in coconut fiber mats and then embedded along the shoreline at lot 288 where we had a washout of the previous plantings from the two floods sustained in June. We have several areas of growth, but not what we had hoped for in the first year. Aquatic Control will replant water lilies the beginning of spring next year. Additionally,

they will install a plant called spatterdock which has a robust root system and will help with the boat wake in that area with the goal to help protect the other aquatic plants.

Dredging Update:

Dredging began in Pirates Cove (last cove to the west of the Fishing Cove/long no-wake zone) on September 16 by McCullough Excavating and Silt Removal Company. As previously stated, we chose this cove as our first cove to be dredged based on preliminary results from both the L&B committee survey of silt level depths that was conducted during last winter as well as a preliminary report from our engineering firm which validated our findings of large silt levels in this cove. The last time this cove as well as all other coves was dredged was close to 20 years ago (that is except for a small portion of the fishing cove which has been dredged three times during 2013 to 2017 for a cost of $225,000). Also, of note from the preliminary report from FPBH, the amount of silt entering this cove on an annual basis is now approximately 1/2" per year.

McCullough first placed an access road at the north end of the East Beach where they launched their barge/excavator and used this area as an exit point to unload the dredging spoils into trucks. Dredging spoils are being dumped on LSPOA/LSRWWD property at Snake Road, which is the IDNR approved site. As of October 12, they have met their contracted amount of silt removal of 3,635 cubic yards. This brings the water depth of the dredged area down to 5 to 6 feet from 3 to 4 feet to start. Unfortunately, during the process we learned that the amount of silt to be removed was much greater than what was originally calculated. We are only about 1/3 of the way into this cove with the rest remaining and have already reached our initial contract amount. We would like to continue dredging the remainder of the cove to the point where the barge can navigate a 50' cove width, which should be just prior to the rented boat slips. The additional amount of silt to be removed would be approximately 5,600 cu yd.

Gina made a motion to continue dredging up to another 5,600 cu yd for up to $113,000. This money would come from set aside reserve and borrowing from next year's budget. Mike seconded the motion and the motion carried.

Lake Draw Down:

As we are entering the second full week of October and we typically begin lake lowering by opening the discharge valve at the dam, we need to allow additional time for our contractor to complete the dredging in Pirates cove.

Rule 13.10 states in part that each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the

following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened at any other time.

Gina made a motion to deviate from the rule as stated above and keep the gate closed until no later than November 13 to allow the completion of Pirate cove dredging. Ryan seconded the motion and the motion carried.

Additionally, Gina would like to make a rule change suggestion to include the wording "or closed".

Lake Level:

Gina made a motion to lower the lake to a maximum of 4 feet this year. Mike seconded the motion and the motion carried.

North End Mitigation Project:

We still have not received the full survey/evaluation/mitigation recommendation report from our engineering firm, FPBH. Once receive, we will make available during open special meetings for the membership. This should be coming through very soon.

Misc. Items:

1. I received an email from a member asking for recommendations on weed killer for plants growing at the shoreline (not in-water). I consulted with Aquatic Control and they recommended ***Shore-Klear Plus*** which is available at Rural King, Amazon or Aquatic Control.

2. I received a photo of a fish from a member that thought he detected parasites on the fish and reported that he had seen similar findings on catfish and bluegill that he recently caught. I forwarded the photo to the fisheries biologist to get his interpretation. He said he did not see any parasites. He said parasites would show up as black spots or a whitish clump on the fins or tail. He circled a spot on the picture of the fish which he thinks could be a fungus and is fairly typical in the spring and fall. He said this is harmless and will go away over time.

Mary stated that members have approached her about kayak launching areas and asked if the dredging access path could be used for this purpose. Gina said she has also received the same inquires and we will be discussing at budget meetings. Gina clarified that it will be requested but it may or may not get approved.

Membership – Stephanie Peetz
Stephanie presented four new members.

Community Room Committee – Stephanie Peetz
September included all of the regular monthly activities and the community room was rented twice with each rental for the 3-4 hour range.

Building Committee – Ryan King

The following building permits were issued in September:

• Scott & Nancy Ranz	601	Home Addition
• Stephen & Debora Yost	803	House
• Shawn Roberts	19/20	Boat Dock
• Al Bryant	101	Shingles
• Raymond Kathmann	927	Seawall
• Ellen Marmon	267	House
• Myers Family	145/146	House
• Bruce Bryan	842/843	Outbuilding
• Pierson Construction	62	House
• Norman & Tammy Clifton	560	Home Addition
• Phillip & Rosie Asher	679	Shingles & Fence
• Tim & Sheryl Butcher	1534	Pool Deck
• Amy Erickson	266	Home Addition

Clean Up – Ryan King

Cleanup rounds were completed on Sept 24th & Sept 30th.

Thanks to John, Steve & Rick who joined me as part of the cleanup committee.

I would also like to recognize the late Howard Duane McKinley "AKA Big Do" for his years of service in his pivotal role as part of the cleanup committee since 2012. He will be missed by all dearly.

Currently we have 41 lots on current clean up list
34 lots were added this month
3 building permit violation fines
2 clean up violation fines
30 courtesy letters sent out
5 2nd notice letters sent out
2 3rd notice letters sent out

4 Thank You letters sent out

Roads & Maintenance – Bill Ryle
Billy presented the following update:

We will be discussing items to focus on for next year's projects and equipment updates for the upcoming budgeting meetings.

Security – Mike Manlick
Mike presented the following updates:

We are looking at several options to address the speeding issue. The options include the following:

- Adding several stop signs around the lake at long straightaways.
- Paving small humps (calming strips) in the road at are drivable at 25 mph.

We are also looking into creating a new boater safety video.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Rules and Regulations Committee: Andy stated that the primary purpose of this committee is to align the Rules & Regulations with the newly Amended By-Laws. The committee will also review some rule changes/additions that have been recently suggested. The committee will provide monthly updates and final recommendations to the board no later than January 31, 2022.

We have received a proposal from FPBH to provide a drainage study for a few areas around the community. Ryan made a motion to accept up to $8,000 for the study. Mike seconded the motion and the motion carried.

Member stated hesitation to provide the engineering firm with additional work since they are still delayed on providing recommendations for north end mitigation evaluation. It was stated this will be discussed with the firm prior to accepting the contract.

MANAGER'S REPORT
The Lake Santee Women's Club met on September 13, 2021, and voted to donate $5,000.00 towards new vinyl plank flooring in the Community Room. The Board would like to thank the Women's Club for their donation and continued support of the needs of the community.

We will review the replacement of the flooring during the budget process to seek approval to fund the balance of the expense.

Angie and John have worked with a past due member since January to get their account current. We have received $9,589.00 year to date for several years of delinquency.

There being no further business, Mike moved to adjourn, seconded by Stephanie, motion carried. The next regular meeting will be held on November 10, 2021, at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the November 10, 2021 meeting.

Respectfully submitted,
Nathan Walsman, Secretary