LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 12, 2020

The Lake Santee Property Owners Association Board of Directors met on August 12, 2020 in the Community Room. President Carol Goodwin presided and called the meeting to order at 7:30 PM. Other Directors present were Shannon Gibbs, Stephanie Peetz, Steve Knight, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Andy Laudick. Employees present were John Lecher and Rick Crawford (1482). Members present were Tom & Jodi Depalma (218), Dave Julien (851), Clair & Nancy Fredrickson (348), Glenn Dieckmann (95), Paul Gosnell (1147), Maurie Goodwin (285), and Vicki Wilson (510).

President Goodwin started by thanking Shannon Gibbs for all of her hard work last year as President. Carol then went on to thank last year's board for a great year.

President Goodwin called for a review of the minutes of the July 8, 2020 meeting. The minutes were approved on a motion by Shannon Gibbs, seconded by Andy Laudick, 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:

Alerding CPA Group	$	2,600.00	Lecher, John	$	252.10
Best Way Disposal	$	1,344.92	Meyer, Bernard	$	2,872.28
Cardinal Pest Control	$	45.00	Municipal Electronics Division	$	519.38
Cardmember Service	$	1,837.09	Murphy Insurance Agency	$	6,822.00
Colonial Life	$	149.62	Premier Companies	$	2,061.05
Crawford, Rick	$	35.00	Purchase Power	$	1,047.96
Decatur Co REMC	$	1,438.09	R B S K	$	300.00
ETC	$	983.05	Snyder's Environmental Svc	$	800.00
Guthrie CNC Design	$	149.01	Stone's Farm Service	$	637.74
Hoeing Supply, Inc.	$	139.05	Stone's Napa, Inc.	$	32.61
Kinman, Gregory	$	685.00	Summit Microsystems, Inc.	$	350.00
Koenig Equipment	$	31.98	The Office Shop	$	141.75
Lake Santee RWWD	$	599.54	Tops Home Center	$	96.73
Lecher Farm Service	$	64.14	Total	$	26,035.09

Bills Paid Prior

Best Way Disposal	$	1,230.45	Harrison Sand & Gravel	$	6,150.23
Circle Printing, LLC	$	464.14	New Point Stone	$	870.08

Crawford, Amanda	$	172.50	USA Bluebook	$	540.17
Dec Co REMC	$	1,265.94	Walsman, Beth	$	214.47
Dyna-Pak	$	1,472.00	Total Prior	$	12,379.88
			Grand Total:	**$**	**38,414.97**

After presentation, the bills were approved for payment on a motion by Steve Knight, seconded by Mike Manlick, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member in the audience thanked Shannon Gibbs and the prior and current board members for all of their hard work.
- A member in the audience congratulated all of the new board members.
- Another member in the audience congratulated all of the new members and indicated there were so many great individuals to vote for this year it made it hard to decide on just the four slots. This member is extremely proud to be part of such a great community. She did add she wants to see a focus kept on our watershed to ensure we continue to have such a beautiful community in the future.

CORRESPONDENCE

John Lecher presented the following pieces of correspondence he received in the past month from members.

- 7/16 Received an email from a member that had overspray on his boat from Aquatic Control's application. John sent an email to Aquatic Control. Aquatic Control sent someone to remove the stains to the member's satisfaction.
- 7/16 Received a phone call from a member concerning moss in the cove between Mohawk & Ontario. Maintenance did not find anything out of the ordinary. The area will be monitored.
- 7/20 Received a phone call from a member that they had damaged their boat between the boat dock and the ramp. They wanted the Board to consider extending the ramp 6' this winter.
    - Gina Julien (Lakes & Beaches) added that she is currently looking into what can be done with the boat ramp and will start collecting quotes.
- 7/29 Received an email from a member asking if we considered broadcasting the monthly board meetings. The member was informed that the board has talked about this several times and has ultimately decided against an online format. Part of the concern is that our bylaws call for our meetings to be open only to members in good standing. The meetings are not open to the public and/or members who are not in good standing. If we were to start broadcasting

the meetings, it becomes increasingly difficult to determine the audience, particularly when participants are able to record and rebroadcast the recording.

- 8/3 Received an email from a member concerning abandoned building and boats on Lots 417 & 420. The member was informed that those lots sold in the 2019 Tax Sale and new owners would take possession this fall if the current owner does not reclaim them.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs
Shannon stated she had nothing to report at this time.

Recreation – Steve Knight
Steve started by saying how humble he was to be here and he thanked the prior board members for their hard work. Steve then presented an idea to the Board for consideration.

Saturday, September 26th from 2:00 – 4:00PM Steve asked to hold a 'Cruisin' at the Lake' Car Show. This would be open to LSPOA Members along with their invited guests. He would like to see Lake Santee's finest vehicles – Vintage Cars, Modern Exotic Cars, Motorcycles, Golf Carts, and other types. There will be trophies presented for Best in Show, Best Vintage, Best Modern Exotic, and Most Unusual.

Steve presented the Board with all of the safety precautions to include correct spacing of vehicles, masks required, and individual hand sanitizer to be given out courtesy of Tree City Properties, Inc. He will be looking for a few sponsors to help offset some of the other costs.

Steve asked for a motion to accept his proposal for 'Cruisin' at the Lake on September 26th from 2-4PM, a second was provided by Mike Manlick, motion carried. President Goodwin thanked Steve for hitting the ground running and organizing a social distancing compliant event so quickly.

Paul Gosnell asked if Steve would keep two dates open next July as they are waiting on confirmation from the Belairs Show Band as to which date would work. Steve took note and will wait on a confirmation from Paul.

Lakes & Beaches – Gina Julien
Gina started by thanking everyone for supporting her and she hopes to do a great job on the Board. Gina presented the following items.

- Fall Fish Stock – Gina presented the Board with two quotes for the fall Fish Stock. Both quotes were for 4,000 large mouth bass and 1,000 hybrid striped bass. The fish would be 4-6 inches in length.
    - Clear Creek Fisheries $11,235.00

- Aquatic Control $11,946.55
- Gina requested a motion to accept the lower quote from Clear Creek Fisheries for $11,235.00 with Bill Ryle providing a second, motion carried.

- Boat Ramp Repair/Extension – Gina stated she was in the process of gathering quotes for additional concrete and striping of the ramp. This would be a winter project based on the lake needing to be lowered.
- Aquatic Control Treatment – The treatment was rescheduled to August 14th due to inclement weather on the originally scheduled day.
- Silt & Sedimentation Committee – President Goodwin noted that the Board updated the resolution for the Silt and Sedimentation Committee Chair to be the Lakes & Beaches Director. The prior Committee Chair was Scott Gibbs. Scott will remain on the committee but has requested to no longer be the Chair.

Membership – Andy Laudick
Andy presented the following new members:

• Lot 1513	Vincent & Pamela Rennekamp
• Lots 1658-1661	Gregory & Lovely Kinman
• Lot 1095	Ed & Angela Dunn
• Lot 1232	Robert & Kim Knudsen
• Lot 1335	Kaleigh & Sarah Andrews
• Lot 461 &462	Scott Bolon & Jessa A. De Los Santos
• Lot 528	John & Stephanie Kathmann

Community Room Committee – Andy Laudick
Andy stated he had nothing to report on the Community Room.

Building Committee – Ryan King
Ryan thanked the membership for the opportunity to serve. He is happy to assist where needed. He stated he has some ideas for additional sources of revenue. He is looking forward to learning the Building & Clean-up Committees.

The following building permits were issued in July:

• Mark & Heather Melvin	818	Boat Lift
• Christopher Ball	410	Deck
• Kyle & Betsy Kennelly	906	Boat Dock
• Robert Jennings	355	Metal Roof
• Robert Jennings	355	Concrete Steps
• Pete Gray	193	Deck
• Kaleigh & Sarah Andrews	1335	House
• Kenneth & Angela Dilkes	54	Swimming Pool

• Donald Rabe	893	Replace Siding
• Sue Fortman	213	Boat Dock
• Dana Harvey	1616	Metal Roof
• Kevin & Nancy Dick	344	Rip Rap
• Mark Weckop	1046	Shed
• Royce Bowers	850	Fence
• Robert & Autumn Hurm	1349	Deckwork
• Glenn & Sherry Smith	1530	Reshingle & Trim
• Joe Pauley	549	Shingles

Clean Up – Ryan King
Ryan stated he did not have anything to report for Clean-up.

Roads & Maintenance – Bill Ryle
Bill stated he was able to get with Brandon and there was no immediate needs for Roads & Maintenance. Bill looks forward to assisting with Roads & Maintenance, as he is extremely knowledgeable in this area due to it being in his industry.

Security – Mike Manlick
Mike started by saying he will have the same focus this year as last. We will focus on speeders, detective work, and continue with water safety. We now have 2 radar guns that will give us additional agility to have two on the road or one on the water and one on the road at the same time. Watch your speed!

Water safety is always an important topic. This past month we had 18 warnings and 14 citations on the water. Please help each other out and pay attention to boat traffic. Don't forget when you are in the water to hold your hands up!

Mike thanked the Security Team for their continued hard work and stated we have a good team and he hopes to keep all members. The Security sub-committee is looking for new members at this time to assist with strategy. If you have an interest please contact Mike directly.

OLD BUSINESS

Halloween – Steve Knight asked for a motion to move Halloween (Trick or Treating & Trunk or Treating) from October 24th to October 31st. This change was requested at the annual meeting and the Board of Directors felt this made sense since Halloween actually fell on a Saturday this year. Steve Knight made a motion and seconded by Gina Julien to update the date on the Recreation schedule, motion carried. No change to the time, only the date.

Resolution for Amenities Committee – President Goodwin stated there was a resolution in place from the Long Range Planning Committee that we have an Amenities sub-committee in place. Right now the focus needs to be on the Silt & Sedimentation Committee, as all future funds should be going that direction versus adding additional amenities at this time. As a result, this committee has now been dissolved. She thanked the Women's Club and Booster Club for their continuous support throughout the community and funding many amenities projects.

NEW BUSINESS

Women's Club Project: Flooring in Community Room Restrooms

President Goodwin stated the Women's Club had approached the Board about replacing the flooring in the Community Room bathrooms. Quotes had been requested and a presentation was made to the Women's Club on the flooring. Shannon Gibbs requested a motion to accept the Women's Club generous gift of replacing the restroom flooring in the Community Room with Andy Laudick providing a second, motion carried.

Booster Club Project: Main Parking Lot Landscaping

Paul Gosnell spoke on behalf of the Booster Club and stated last year when they purchased some playground equipment to be placed near the entrance there was concerns with the current pine trees in that area being very overgrown. John had received several quotes on having the trees removed. A second issue in that area is in regards to guests of the subdivision going straight when leaving instead of taking a right to exit the subdivision.

Paul is requesting the POA move the current yield sign closer to the exit area and then a grass area will extend out to the road. Paul provided the Board with a diagram of the landscaping to review. Nancy Fredrickson and Paul would like for the Board to consider their proposal and accept the landscaping project. This will be less maintenance for the association as there would be little to no trimming required along with a stone (decorative) bed similar to what is already near the entrance on the other side of the road between the playground and road. Stephanie Peetz made a motion to accept their generous gift with Gina Julien providing a second, motion carried.

As the Security sub-committee had previously talked about replacing the current yield sign leaving the parking lot and put a stop sign in its place now would be the correct time to do so as we would have needed to move the yield sign. Mike Manlick requested a motion to install a stop sign in place of the yield sign, there would also be an "on coming traffic does not stop" sign added along with an arrow pointing towards the exit. A second was provided by Steve Knight, motion carried.

Two questions were brought up by Directors one in regards to consider having a "stop bar" painted on the road near the exit as sometimes people will miss the sign but will see it on the pavement easier. The second was if the trees have a warranty and Nancy confirmed they do.

Labor Day Celebration
John Lecher stated that at this time Indiana will remain at stage 4.5 until at least August 27th, at which time the Governor will either keep us in the current stage or move us to the next stage. Currently any event with 250 people or more requires a written plan and approval by the Decatur County Health Department. John had Sean Durbin with the Decatur County Health Department come out and walk through the process/steps needed for the Lake to have the bands for Labor Day as well as the fireworks. After much discussion he submitted two plans to be reviewed. Option 1: Fireworks & Bands; Option 2: Fireworks only. John had hoped to have a response prior to the meeting but had not heard of the decision. If approved the Health Department could cancel either event or both events up to 24 hours prior to the event. John stated an updated would be provided as soon as we had an answer.

President Goodwin stated that with our summer help having already returned to school she would be asking the current Board members to sign up to assist with collecting for fireworks. She had passed around a sign up sheet. She also stated she would work with the three new members on coming up with an orientation date.

MANAGER'S REPORT
John reported that the name of the Northgate project has been renamed to the Northgate Landscaping & Drainage project. The proposed placement of the trees would assist with drainage and filtering out nitrates and phosphorous before it gets to the lake. Jackson's Nursery has provided John with handouts on the benefits of specific trees in this area. Please help spread the word that we aren't only looking to add additional signage and trees but we are hoping for a healthier watershed. A French drain has also recently been installed in this area.

John thanked all of the summer help for their hard work. Most of them have headed back to school. We had great maintenance, beach, and gate guards this summer. President Goodwin added a big thank you to the staff and outgoing and incoming board members.

There being no further business, Mike Manlick moved to adjourn, seconded by Stephanie Peetz, motion carried. The next regular meeting will be held on September 9, 2020 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the September 9, 2020 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary