LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 10, 2026

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

The Lake Santee Property Owners Association Board of Directors met June 10, 2026 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Michael Dora, Polly Fox (virtual), Gina Julien, Craig Stilwell, and Ryan King. Members in attendance were Ronda Peetz (291), Scott & Debbie Higinbotham (1338), Donna Knight (108), John & Lacy Hunt (912), Tony & Connie Adelman (198), Mark Hirt (1107), Paul Gosnell (1147), Chris Ehrhard (915), Deb & Steve Yost (803), Tom & Jodi DePalma (218), Amy Ewing(157), Jim Acton (140), Tim Hanson (1225), Dave Julien (851), Maurie & Carol Goodwin (285), Kim Stilwell (201), Abigail Anderson (1238), and Rick Crawford (1482).

President Knight called for a review of the minutes of the May 13, 2026 meeting. The minutes were approved on a motion by Craig, seconded by Nathan.

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

Adams Tree Service	$	1,500.00		Premier Companies	$	3,814.35
Best Way Disposal	$	777.40		RBSK	$	80.50
Coffin, Greg	$	120.00		Rumpke of Indiana	$	1,766.90
Colonial Life	$	330.96		Saint Maurice Feed & Supply	$	85.40
Crawford, Rick	$	105.00		Shelby Tire & Auto Care	$	553.86
DISA Inc.	$	67.75		Stone's Farm Service, Inc.	$	449.43
Elan Financial Services	$	7,675.26		Stone's NAPA	$	177.23
Foudray, John	$	105.00		Summit	$	50.00
Fox, Polly	$	210.25		Telispire	$	105.00
Greensburg Tool & Supply	$	166.44		The Office Shop	$	72.20
Hoeing Supply	$	16.45		Tops Home Center	$	279.40
Huber, Dom	$	120.00		Walters Tire Center	$	151.51
Jackson's Nursery	$	404.46				
Justus, Richard	$	30.00		*Bills paid prior*		
Koenig Equipment Inc.	$	382.02		Blood Hound LLC	$	5,392.00
Lake Santee Marine Service	$	25.00		Filtershine Indiana LLC	$	60.00
Lake Santee RWWD	$	416.74		Holt, Rachel	$	1,200.00
Lamping, Eric	$	30.00		Pieczonka Unlimited	$	441.00
Larison, Tyson	$	30.00		Platinum Plus Roofing & Rest	$	2,000.00
Lecher, John	$	189.43		Roberts, Bill	$	1,200.00
Murphy Insurance Agency	$	9,860.00		UHL Transport, LLC	$	2,705.00
New Point Stone	$	500.09				
Pieczonka Unlimited	$	170.00		**Total all disbursements**	**$**	**43,816.03**

Marina

First Financial	$	785.54		New Point Stone Co. Inc.	$	2,237.04
Great Plains Communications	$	197.01		*Bills paid prior*		
Lake Santee RWWD	$	200.10		Straber Oil Co., Inc.	$	5,282.51
Lecher, John	$	135.15		Straber Oil Co., Inc.	$	6,480.53
Petty Cash	$	100.00				
RBSK Partners PC	$	57.50				
Straber Oil Co., Inc.	$	6,984.80		**Total all disbursements**	**$**	**22,460.18**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member asked for clarification of marina income compared to expense. John stated we have slightly less revenue for gas than the expense of gas, but we still have gas in the tank so it will take months to level out expenses vs revenue.
- Member wanted to express thanks to the staff at Lake Santee for doing a good job and everyone being so friendly.
- Member stated they enjoy being able to drive their mower to get gas and it is a big convenience in lieu of using gas tanks.

CORRESPONDENCE

- Received an email from a member as follow up from May meeting on the boating discussion. He agrees with the proposal on limiting the number of wake surfing permits. Feels there needs to be some discussion on a rule for using ballasts outside of the wake surfing area for other water sports. Suggests a survey of lakefront lot owners on shoreline damage.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading Rule 2.9 f)

Current Rule

f) Motorized carts operated after dark will be inspected periodically and must be equipped with the following functional safety devices: properly installed white headlights, properly installed red taillights, reflectors on each side, turn signals, brake lights, and amber or white flashing cautionary light. The front, rear and cautionary lights must be visible under normal conditions for a minimum of 500 feet. The inspection schedule will be determined by the LSPOA office and approved by the Board.

Proposed Rule

f) Motorized carts operated after dark ~~**will be inspected periodically and**~~ must be equipped with the following functional safety devices: properly installed white headlights, properly installed red taillights, reflectors on each side, turn signals, brake lights, and ~~**amber or white**~~ **360 degree** flashing cautionary light. The front, rear and cautionary lights must be visible under normal conditions for a

minimum of 500 feet. ~~**The inspection schedule will be determined by the LSPOA office and approved by the Board.**~~

Rationale: Members will be held responsible to meet all rules and requirements.

Nathan made a motion to accept the second reading of the rule, seconded by Craig, and the motion carried.

Nathan made a motion to accept the third and final reading of the rule, seconded by Gina, and the motion carried.

1st Reading Rule 5.6

Current Rule

5.6 Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start of day Saturday of Memorial Day weekend through the end of day Monday of Labor Day weekend. Wake surfing will only be allowed in the area from the dam northward to the second cove north of the main beach on the east side. This area will be designated by specific buoys marking the northern most border. While wake surfing, boats must stay 200 feet off the shoreline at all times. Wake surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake.

Revised Rule

5.6 Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start of day Saturday of Memorial Day weekend through the end of day Monday of Labor Day weekend. Wake surfing will only be allowed in the area from the dam northward to the second cove north of the main beach on the east side. This area will be designated by specific buoys marking the northern most border. While wake surfing, boats must stay 200 feet off the shoreline at all times. Wake surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake. **A wake surfing certificate will be required to engage in the sport of wake surfing at the above designated times and dates. Twenty-five (25) certificates will be made available to anyone wishing to use wake enhancing equipment for wake surfing. The wake surfing certificate will follow the member not the boat.**

A member:

a) **Must own a wake surfing boat in order to retain a wake surfing certificate.**
b) **Can retain their wake surfing certificate for as long as they own a wake surfing boat.**
c) **Can retain their certificate if they replace their boat with another wake surfing boat. If a member sells their boat they will have 60 days to replace it with another wake surfing boat. After 60 days, the certificate will expire and be made available to lake membership.**
d) **Will lose their certificate for two years if they wake surf or use any wake enhancing equipment for any other reason outside the designated wake surfing area.**

Polly made a motion to accept the first reading, seconded by Gina, and the motion carried. Ryan and Nathan objected and Craig abstained.

Recreation – Steve Gray

The following recreation events occurred since the May 13th, 2026 LSPOA meeting:

- Heartstone Crossing Band – May 23rd , 2026
- Rachel Holt – June 6th, 2026

Upcoming recreation events include:

- Lake Santee Fireworks – Friday July 3rd, 2026 at 10:00PM
- DJ on the Beach July 4th in the afternoon
- Lincoln Street Band – Saturday July 4th, 2026 at 6:30PM
- Woomblies – Saturday June 13, 2026 7:00-10:00

Community Room Committee – Steve Gray

There were 5 Community Room Rentals and no shelter rentals in the month of May.

Lakes & Beaches – Gina Julien

There was a review of the sediment pond and it appears to be doing its job and retaining a lot of sediment. We will be able to report on cubic yards removed in the July meeting.

Membership – Polly Fox

There were two new memberships in the month of May.

Marina – Polly Fox

<u>Marina (Lower Level) Store</u>

We thank you for your patience as the LSPOA has embarked on the store operation endeavor. It has not been without issues that, thankfully, have been fairly easily resolved. And, thank you to John Lecher for the extra time he has put in to ensure that it is operating as smoothly as possible.

We will be operating the store and dock gas pumps with the following hours:

Wednesdays	3:00 pm - 7:00 pm
Fridays	1:00 pm - 7:00 pm
Saturdays	10:00 am - 7:00 pm
Sundays	12:00 noon - 7:00 pm

July 4 we will be open extended hours; 8:00 am - 8:00 pm.
We will be open Monday, September 7, Labor Day.

We offer gas, ice, soft drinks, water, energy drinks, candy bars, snacks, ice cream treats and bait. There are also a few other miscellaneous items for purchase as well.

Marina Shop

We renewed the Marina Shop lease with new management, Patrick Knafel & Charles Sieg, on June 1, 2026. They are operating under the same name; Lake Santee Marine Service. Please see their ad in the Smoke Signals for additional information.

Lakeview Wellness (Marina House)

As Lakeview Wellness prepares for renovations at the marina building to begin later this summer, members are encouraged to subscribe for updates on their website or follow them on Facebook for the latest information.

Lakeview Wellness is gearing up for the annual community garage sale over 4th of July weekend. If spring has you wanting to lighten your load, they will be accepting donated garage sale items. Please reach out to info@lakeviewwellness.org to schedule a pick-up or drop-off.

The first-ever Summer School workshop series begins June 16. Join them Tuesday evenings at 7:00 p.m. for practical classes on topics including landscaping, nutrition, home care, caregiver wellness, and stress management. A $20 donation is requested for each class.

The first annual Camping Weekend at Camp Woodsmoke is scheduled for August 21-23. Hosted by the Lakeview Wellness Youth Group and friends, this family-friendly weekend is open to all ages. Reach out to Lakeview Wellness to learn more or get involved.

Please check their ads in the Smoke Signals for additional information.

Building Committee – Craig Stilwell
The following Building Permits were issued in May:

Sabryna Duncan	219	Above-Ground Pool
Samual & Wilhelmina Waechter	1448	Fence
Dustin & Candace Robbins	361	Asphalt Driveway
Kevin Krulewitch	335	Deck Stairs
Joe Ford	620	House Addition
Jeremy Spencer	1156	House
Tom Harbin	1350	Boat Dock
Thomas & Luz Dingledy	894	Shingles
David Merkel	1150	Shingles
Tim & Sheryl Butcher	1534	Deck

Clean Up – Craig Stilwell

A cleanup round is scheduled for June 16th. Members are encouraged to burn or remove any brush piles from yards as this is one of the most frequently cited concerns in the community. Letters will be sent to those where improvement is requested.

Roads & Maintenance – Aaron Fitzgerald

- Cleaned up all trees and brush at tract 3 and 4 ditch.

- Started putting gravel down all gravel roads. Also started putting dust control down.
- Catching up on all mowing and weed eating.
- Maintenance and repair of equipment
- Rip rap culverts and lake access areas
- New light pole on the damn
- Replaced damaged marker posts around the lake.

Security – Ryan King

MILES- 2149

HOURS ON PATROL- 465

HOURS ON CALL- 279

RADAR- 18

ROAD WARNINGS- 1

ROAD CITATIONS- 7

WATER WARNINGS- 0

WATER CITATIONS- 1

ROAD ISSUES- 10

WATER ISSUES- 2

ASSIST CVFD, DCSD, DCEMS- 12

ANIMAL CALLS DOMESTIC, WILDLIFE- 5

REMOVE NON-MEMBERS- 3

VANDALISM- 1 (KIDS HIT MAILBOX WITH BASEBALL BATS)

PROPERTY OWNER CALLS- 78

RV/CAMPER CHECKS- 5

GOLF CART INSP.- 39

SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

SAFETY FIRST, WATCH FOR SWIMMERS, SLOW DOWN STAY AWAY FROM LAKE'S SHORELINE

100 FT UNLESS AT IDLE

Steve mentioned that when boats are parked and floating in Anchor Cove they need to leave a dedicated lane in and out and we don't want to force boaters to weave in and out of traffic when trying to enter or leave.

OLD BUSINESS

- Long-Range Planning Report – The report is complete and will be posted on the Lake Santee website.

- Pilates on Mondays at 6:30 PM in the community room. Michael made a motion to accept, Craig seconded, and the motion carried.

NEW BUSINESS

- Marina boat storage in the main parking lot. Gina made a motion to allow parking in main lot, Polly seconded and the motion carried.
- Sports courts on member's lots – Topic was tabled to allow for the upcoming board time to weigh in.
- $1,500 for Recreation for Kid's Beach Blast July 4th. Ryan made a motion to approve the $1500 for the event, Michael seconded and the motion passed.
- Gina made a motion to approve the modification to an employee compensation package that was discussed in the Executive meeting. Michael seconded and the motion carried.
- Candidates for the election of Board of Directors. The candidates are as follows:
    - Jeff Haboush
    - Debbie Richter
    - Abigail Anderson
    - Carol Goodwin
    - Connie Adelman

MANAGER'S REPORT

Yard sales this year will be held on Friday July 3rd and Saturday July 4th. Please notify the lake office prior to Wednesday July 1st to be on the yard sale list.

The Lake Office will be closed on Friday July 3rd for the holiday. The office will be open from 9:00-1:00 on Saturday July 4th.

The LSPOA fireworks will be held on Friday July 3rd.

The Marina Store will be open extended hours over 4th of July weekend. Saturday 8:00 AM – 8:00 PM and Sunday 10:00 AM – 7:00 PM.

Normal store hours are:

Sunday	12:00 pm - 7:00 pm
Wednesday	3:00 pm - 7:00 pm
Friday	1:00 pm - 7:00 pm
Saturday	10:00 pm - 7:00 pm

With no further business to discuss, the meeting was adjourned by a motion from Ryan and a second by Gina.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary