LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 12, 2018

The Lake Santee Property Owners Association Board of Directors met on November 14, 2018 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Randy Ostendorf, Shannon Gibbs, and Bill Ryle. Employees present were Brittany Green (1294), Todd Byrd (476), Rick Crawford (1482), and Mike Cutrufelli (172). Members present were Ginger Ryle (579), Bill & Kathy Eppinghoff (103), Charles Winzenread (1092), Dick Veach (1384), Clair & Nancy Fredrickson (348), Claude & Shirley Livesay (530), Paul Gosnell (1147), Scott Gibbs (352), Charles Hocker (936), Ronda Peetz (941), Vicki Wilson (510), and Maurie Goodwin (894).

President Lecher called for a review of the minutes of the November 14, 2018 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Shannon Gibbs. Motion carried

Stephanie Peetz gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

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

Becker's Electric	$ 387.83	King's Asphalt	$ 400.00
B & C Rental & Sales	$ 31.99	Lake Santee R.W.W.D.	$ 433.48
Cardinal Pest Control	$ 45.00	Levensteins Carpet	$ 375.00
Cardmember Service	$ 652.07	New Point Stone Co.	$ 845.73
Colonial Life	$ 152.31	Premier Companies	$ 1,013.97
ETC	$ 1,766.48	Summit Microsystems	$ 50.00
Game Plan Graphics	$ 89.88	Tops True Value	$ 439.00
Brittany Green	$ 87.32	Wallpe's Feed & Supply	$ 42.00
Greensburg Tool & Suply.	$ 135.78	**TOTAL**	**$ 8,923.35**
Harrison Sand & Gravel	$ 822.50	*Bills Paid to Meeting*	
Hot Mix Inc.	$ 318.33	Purchase Power	$ 208.99
J.A. Larr & Co.	$ 834.68	**Total Disbursements**	**$ 9,132.34**

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Shannon Gibbs.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member wanted to follow up in regards to the drainage issues he brought up at the November meeting.
    - Brittany Green and President Lecher both responded that we have been working on the budget for 2019 and will be addressing some of the drainage issues in the new year. We continue to evaluate the roads and drainage issues each time it rains. We do have some areas where water is running down portions of the roadways along with

washing away areas at the roads edge. Brittany has been keeping a list of concerned areas so it can be prioritized once the funds are available in the new budget.

- A member in the audience wanted to thank the board and all of the employees for all of their hard work this year.
- Mike Cutrufelli stated that the CERT Team would be holding their Christmas Party on December 19th at 6:30 at the EOC building (on Ireland St). They continue to look for new members.
- Rick Crawford (Security Chief) spoke briefly in regards to the Lake Santee Grinch who has been taking Christmas decorations from homes/property. It appears it is happening around midnight to 1 AM and from the cameras he believes it is a dark 4 door pick up. As a reminder – if you see any suspicious activity please call security or the Sherriff's Department (if warranted).

CORRESPONDENCE

Brittany stated she received a thank you note from Susan Burkhart with the Hospital Foundation thanking the lake for the use of our roads during the Dam Race on Thanksgiving morning. She stated there was a 150 walkers/joggers/runners who participated.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol read the following rule:

Rule 1.13 In accordance with Article VII, Section 4 of the Amended By-laws, a member who rents or leases a home in the Subdivision to a non-member of the Association will be subject to a semi-annual rental fee as determined by the Board of Directors.

Carol requested a motion be made to update the fee schedule on rentals from the current fee of $150 to $200. Bill seconded the motion, motion carried. A member in the audience asked when the last time this fee had been increased. The board along with the audience discussed and the consensus was it had not been increased in 15+ years.

Carol then presented the second and third readings of rules 2.2 and 2.9 and read each rule in its entirety. Carol Goodwin approved the second reading of rule 2.2 on a motion and seconded by Bill Ryle, motion carried. With no changes being requested Carol Goodwin then asked for a motion to waive the third reading and move forward with the rule change. Randy Ostendorf made a motion to second the rule change as presented, motion carried.

Carol Goodwin approved the second reading of rule 2.9 on a motion and seconded by Bill Ryle, motion carried. Again with no changes being requested on the rule Carol asked for a motion to waive the third reading and move forward with the rule change. Randy Ostendorf made a motion to second the rule change as presented, motion carried. Below are the proposed rule changes with the change in red.

Rule 2.2 In accordance with the laws of the State of Indiana, all persons shall hold a valid driver's license before being permitted to operate a motor vehicle on the roadways within the subdivision including motorized carts as defined in rule 2.9. All motorized vehicles operated on the roadways must meet the licensing requirements, including proof of financial responsibility or liability insurance,

as required by the State of Indiana for operation on public highways. An exception to the above requirement will allow persons 12 years of age and older to operate a motorbike limited to 50cc's during daylight hours only.

Rule 2.9 Motorized Carts
(a) 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.
(b) All users of motorized carts shall make application for the use of such vehicles within the subdivision. Application for motorized carts may be made through the Lake Santee Office. A security officer or Lake Manager must inspect motorized carts to determine the validity of such application and either approve or disapprove the application. The type of permit issued will determine the usage restriction placed on the motorized cart, day only or day/night. Changing permit type after initial issue will require a new application and re-inspection. The permits will be placed on each side of the vehicle. The board of directors shall determine from time to time the amount of fee to be charged for such permits.
(c) All carts must display 3" lot numbers, of a contrasting color, in the center of each side of the cart, and must have a flag at least 6 feet above the road surface.
(d) All motorized carts shall have a rear facing mirror.
(e) All passengers should be properly seated and the number of passengers should not exceed the number of seats available.
(f) Motorized carts operated after dark will be inspected annually 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.
(g) All gas/diesel motorized carts are required to have a non-modified factory exhaust system. This rule does apply to all motorized carts and utility carts within the subdivision including those permitted on county roads via DNR registration.

Carol then presented the first reading for a rule change on 13.17.

Rule 13.17 - Placing of Christmas trees, tire, or other material in Lake Santee without authorization from Lake Management is prohibited. Authorized structures and locations of the structures will be approved by the Lake Manager.

A motion was made by Randy Ostendorf to accept the proposed rule change as read by Carol Goodwin with Bill Ryle providing a second, motion carried. The second reading will take place at the January meeting. There was then some discussion with the audience and other board members. It was stated the structures would be placed in none boating areas and when possible under association owned docks. This will help the smaller bass stay alive as we've had some issues with growing the bass population in the lake. This winter the maintenance team will work to build a few possible structures to be placed in the lake as recommended by Aquatic Control.

Recreation – Shannon Gibbs

Shannon stated the judging for the Holiday Lighting contest was completed on Saturday, December 8th. The results with photos have been placed on the Lake Santee website with a link from the Facebook page. Breakfast with Santa will take place this Saturday, December 15th starting at 9am with Santa arriving at 10AM.

Shannon added she is currently working on the 2019 recreation calendar. She has received schedules from the Bass Club and the Lake Santee Women's Club. She presented the Bass Club schedule as provided by Chip Ayers and requested approval for 6 events in 2019. A motion was made by Carol Goodwin to accept the Bass Club schedule as presented with Randy Ostendorf providing a second, motion carried.

Lakes & Beaches – Randy Ostendorf

Randy stated we received the fish survey and the results of our DNR Dam Inspection. The fish survey results were similar to that of years past. We continue to have issues with our bass population sustaining itself, which calls for continued stocking. We have healthy adults, but the fry (young large mouths under 2 inches) are lacking safe places to go after hatching to avoid predators. In order to help our bass sustain themselves and grow our fishery, it is of high priority to begin placing artificial structures and natural vegetation in the lake.

Lake management and board members are working to create approved structures that can be placed in the lake at approved locations. We would like to pursue this initiative for the next 3 years and hope to see the results in the next fish survey. Carol Goodwin previously read the first reading of an amendment to rule 13.17 this evening with the first reading passing. The second reading will take place at the January meeting.

Randy stated we did see a decrease in Gizzard shad in this survey. This is likely the result of the harsh winter last year. We are continuing our efforts to naturally combat the shad by lowering the lake. This condenses the fish into a small area allowing the predator fish to feed on the shad. It also helps because the shad are very sensitive to weather change. They have to constantly move in order to stay warm. If we make their area small, they will die off from the cold. If you see lots of dead fish on the shorelines, do not panic as this means the plan is working.

The dam inspection by DNR resulted in the recommendation of a visual inspection to our spillway by a structural engineer before Spring 2019. As many of you know our spillway has had some work done in the past and we do monitoring to review any shifts in the surface. In recent discussions about Dam inspections we have been researching inspection methods more comprehensive than visual ones. After further discussion with DNR we decided to move forward with ground penetrating radar (GPR) to gain additional insight into potential voids or issues beneath the surface.

Randy asked for a motion that we approve the spending of up to $5,060 for a GPR inspection. Carol Goodwin made a motion and seconded by Bill Ryle, motion carried. It was noted that we received three quotes and have selected the middle quote but will do a little more research before scheduling the inspection. At this point Blood Hound is who we believe will complete the GPR inspection.

Membership – Angel Hocker

Stephanie presented the following new members in Angel's absence:

- Lot 906 Kyle and Betsy Kennelly

- Lot 482 Brian and Leslie Corbin
- Lot 1340 Deena Alton

Community Room Committee – Angel Hocker
In Angel's absence Brittany stated that the normal activities happened during the month of November.

Building Committee – Steve Gauck
In Steve's absence, Brittany stated the following building permits were issued in November:

- Lot 568-569 John & Lacy Hunt Dock Replacement
- Lot 342 John & Kay Parks Mini Barn
- Lot 1567 Pat & Lori Hudepohl Dock
- Lot 285-287 Maurice & Carol Goodwin Home
- Lot 126 Quintin Leffel Siding Replacement & Culvert
- Lot 25 Steve & Beth Topmiller Dock

Clean Up – Steve Gauck
Brittany stated in Steve's absence that one fine has now stopped and a fine on a different property has started. They are working to get out thank you letters. She also added that they are being a little lenient on brush piles as she knows there was a lot of trees/limbs down and want to give plenty of time for clean up to be completed.

Roads & Maintenance – Polly Ann Fox
Brittany gave the roads & maintenance report in Polly's absence. She stated that we continue to battle the potholes on all the gravel and milling roads. It is an everyday task for maintenance but they try their best in getting them filled quickly. The milling roads cause the largest issue right now and require about a load a month to fill. She stated that their goal is to keep the roads clear and safe every day. The winter plan is to be out very early on bad weather days to begin plowing and treating the roads. The maintenance crew started working umbrella project (undersides) this week. It is a slow progress but we hope to have it completed by springtime. The ice storm a few weeks ago took down a lot of trees/limbs and maintenance worked quickly to get it cleaned up.

Security – Bill Ryle
Bill stated that we have seen a recent increase in thefts and vandalism. We are using the new security cameras to the best of our abilities to try and catch the individuals causing the issues. He added there has been an increase in individuals cutting through driveways that connect the lake with county roads. This is against the rules and these driveways should have a rope or something across the driveway when not in use. There are also tracks and ruts where people are cutting through lots to enter the lake and avoid the gates. Fencing will be placed along this area soon.

OLD BUSINESS
Purchase of Lot 64
President Lecher wanted to update the audience on the purchase of lot 64. He stated the POA closed on the property earlier in the day. The lot was attractive for the association to own as it holds the commercial rights for the subdivision when it was originally platted.

NEW BUSINESS
Performance bonuses

President Lecher stated during the executive meetings for the upcoming budget it was determined the board would like to provide some bonuses for performance where warranted. Carol made a motion to approve bonuses as discussed during the prior budget session. Bill Ryle provided a second, motion carried.

Payroll provider
Brittany presented to the board a quote for a new payroll provider as we've had a lot of issues recently with our current provider. The quote is for $95 per pay period with the quoted amount being for one year with the rate being the same no matter how many direct deposits are being made (this will be nice during summer months when we have extra staff). The provider would switch from Paycor to Solutions Booking & Payroll, which is a local vendor. The change would take place at the first of the year. Paycor was very costly with a recent 7% increase along with being non-responsive to our needs. Carol made a motion to switch payroll providers starting the first of the year and was seconded by Bill Ryle, motion carried.

Restaurant lease
President Lecher stated he had presented a lease to the board during executive session for a renewal of the current lease with Stacy Beaver. He stated it is essentially the same lease, however, the one major change is the association will take over the trash service by adding that as a stop to our current contract with Best Way. The trash will be picked up bi-weekly, which will help reduce the odor that is noticed during the summer months. Brittany also added that maintenance has added a small-wired bin for cardboard to be placed in. A motion was made by Carol Goodwin to accept the lease as presented to the board in the executive session with a second provided by Shannon Gibbs, motion carried. The board was also presented with a request to provide a $100 refund to the restaurant due to the smell caused when the floors in the outside bathrooms were finished. It was stated there was a loss of business that afternoon/evening due to the strong fumes it created. The board agreed to a $100 refund with Carol Goodwin making the motion and Randy Ostendorf providing the second, motion carried.

MANAGER'S REPORT
Brittany stated we are hard at work in the office on finalizing the budget and working on the management agreement with RWWD. The office is also starting to prepare for the 2019 dues and assessments mailing. Brittany also addressed again the talk about drainage issues and stated we continue to note where issues are located so the repairs can be addressed with the new budget. She also stated she received a letter from Aquatic Control that they need to confirm our billing information along with the need for an updated signature on file. President Lecher stated we would compare what was sent to our current contact that is in place before signing the updated document.

A member in the audience did ask a question in regards to the Lake Santee Marina and it closing its doors at the end of the year. President Lecher stated the board has talked in some detail about the possibility of the marina closing and would continue to evaluate the situation as it unfolds.

There being no further business, Randy Ostendorf moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on January 9, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary