**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**
**BOARD MEETING MINUTES**
**August 12, 2026**

President Fox called to order the August 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 August 12, 2026 in the Community Room. President Polly Fox presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Michael Dora, Jeff Haboush, Steve Gray, Debbie Richter, Abigail Anderson, Ryan King, Craig Stilwell (virtual). Members in attendance were Maureen & Joe Barrett (319), Scott & Debbie Higinbotham (1338), Karen Leisring & Ed Nungester (378), Shawn Patrick (888), Stephanie Schene (1133), Paul Gosnell (1147), Dave Fisk (905), Chris Elmore (530), Chris Ehrhard (915), Liz & Clay Kellerman (561), Lori Wagers (856), Gary & Tina Salemme (605), Chad Weldishofer (604), John Kathmann (548), Connie & Tony Adelman (198), John Foudray (1142), Joe Hooten (371), Bob Hurm (1349), Rick Crawford (1482).

President Fox called for a review of the minutes of the July 8, 2026 meeting. The minutes were approved on a motion by Nathan, seconded by Craig.

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:

| | | | | | | |
|---|---|---|---|---|---|---|
| Aquatic Control | $ | 643.75 | | Telispire | $ | 105.00 |
| Bradley Fire & Env. Svcs | $ | 575.00 | | The Office Shop | $ | 1,053.91 |
| Camp Woodsmoke | $ | 840.00 | | Tops Home Center | $ | 1,536.18 |
| Cardinal Pest Control | $ | 55.00 | | Vinyl Solutions Unlimited | $ | 453.26 |
| Colonial Life | $ | 496.44 | | *Bills Paid Prior* | | |
| Elan Financial | $ | 6,206.88 | | Allyson Sullivan | $ | 300.00 |
| Gillman Home Center | $ | 27.57 | | Allyson Sullivan | $ | 100.00 |
| Greensburg Tool & Supply | $ | 214.64 | | Best Way Disposal | $ | 1,821.61 |
| Lake Santee RWWD | $ | 738.73 | | Dave O'Mara Contractor, Inc. | $ | 59,550.00 |
| Lecher, John | $ | 238.73 | | Edward Jones | $ | 115,000.00 |
| Meyer, Bernard | $ | 2,184.28 | | Harrison Sand & Gravel | $ | 18,901.87 |
| Murphy Insurance Agency | $ | 9,859.00 | | Joshua Gaither | $ | 300.00 |
| New Point Stone | $ | 637.36 | | Joshua Gaither | $ | 100.00 |
| Premier Companies | $ | 2,826.81 | | Meyer, Bernard | $ | 2,123.91 |
| Purchase Power | $ | 1,441.99 | | Project 19, LLC | $ | 1,200.00 |
| RBSK | $ | 2,000.00 | | Richard Justus | $ | 208.62 |
| Rumpke of Indiana | $ | 1,730.67 | | Rumpke of Indiana LLC | $ | 1,676.93 |
| Saint Maurice Feed & Supply | $ | 143.17 | | Saint Maurice Feed and Supply | $ | 167.25 |
| Shelby Tire & Auto Care | $ | 521.50 | | Sam Geroulis | $ | 1,500.00 |
| Stone's Farm Service | $ | 442.26 | | UHL Transport, LLC | $ | 2,705.00 |
| Stone's NAPA | $ | 42.57 | | | | |
| Summit Microsystems | $ | 50.00 | | **Total Disbursements** | **$** | **240,719.89** |

**Marina**

| | | | | | | |
|---|---|---|---|---|---|---|
| First Financial Bank | $ | $691.63 | | Straber Oil, Inc. | $ | $7,569.99 |
| Gauck, Joseph | $ | $324.00 | | *Bills paid prior* | | |
| Great Plains Communications | $ | $168.99 | | Straber Oil, Inc. | $ | 21,985.70 |
| Lake Santee RWWD | $ | $283.30 | | | | |
| Midwest Maintenance | $ | $188.38 | | | | |
| RBSK Partners | $ | $57.50 | | **Total all disbursements** | **$** | **31,269.49** |

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

**MEMBER INTRODUCTIONS AND COMMENTS**

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

- Member commented on the proposed wakesurfing rule. The concern was limiting the number to the current number of boats keeps others from being able to surf. Also expressed concern regarding the fees associated with surfing and that no other activity has a fee associated with it.
- Member echoed the same concern previously mentioned and asked for the board's explanation for the need for the rule.
- Member expressed concern as to how the wakesurfing rule has been processed. Member feels the second reading changed significantly from the first reading and therefore should have been changed to a first reading.
- Member added commentary that adding wakeboarding into the wakesurfing rule is incorrect and should be separated. Member also added that the Women's Club auction was a success and was appreciative of the tent supplied. The auction raised $20,000 and in the September meeting they will discuss how to use those funds. She thanked everyone involved in the auction.
- Member is new to the community and asked for feedback on the coontail situation. The member asked about PH levels being considered and wanted to know the future plans for treatment.
- Member said they appreciated the addition of the Pledge of Allegiance and the Prayer for Leadership.
- Member had concerns on the wakesurfing rule. The member had concerns with wakeboarding being lumped into the rule and should not be included.
- Member suggested the board pause on the proposed wakesurfing rule. The new board members should have a chance to review and didn't agree with such a limited amount of people being allowed to surf.
- Member also expressed concern about the coontail. Member also suggested the lake publish a year to date financial statement vs just the monthly since it appears worse than it is.
- Member stated that larger lakes like Norris are putting restriction on wakesurfing and it needs to be addressed here as well.
- Member expressed concern on the wakesurfing rule and said it is confusing and is trying to combine too many things. Member stated that an untrimmed boat with lots of people cause the same issue. Member had concerned that people are coming here and building expensive homes and not being able to have a surf boat. Member suggested the 2 year penalty for violation is too harsh.

**CORRESPONDENCE**

- Received an email from a member concerning the large number of cargo trailers stored in our community. They consider them to be an eyesore similar to campers and don't understand why they are allowed.
- Received several communications from members about the coontail in the lake. Some members requesting treatment and others complimenting the success of the July 24th treatment. The Board of Directors will be looking at future treatment option.

- Received multiple emails with input on the proposed wake surfing rule. The emails were sent to the new board members.

**COMMITTEE REPORTS**

**Rules & Regulations – Nathan Walsman**

**2nd Reading Rule 12.19**

**Current Rule**

12.19 Roofing for structures shall be wood/composite shingles or metal, which shall meet the following specifications:

1) Concealed fasteners or clips are required.
2) Metal must be fully supported by decking material.
3) Must be installed in accordance with architectural standards for seamless metal roofing.
4) Finish cannot be galvanized and must have a minimum 30-year warranty to include color fading.
5) Metal must be a minimum of 29 gauge.
6) Color is subject to Building Committee approval.

All other roofing materials are subject to Building Committee approval.

**Revised Rule**

12.19 Roofing for structures shall be wood/composite shingles or metal, which shall meet the following specifications:

1) ~~**Concealed fasteners or clips are required.**~~
2) Metal must be fully supported by decking material.
3) Must be installed in accordance with architectural standards for ~~**seamless**~~ metal roofing.
4) Finish cannot be galvanized and must have a minimum 30-year warranty to include color fading.
5) Metal must be a minimum of 29 gauge.
6) Color is subject to Building Committee approval.

All other roofing materials are subject to Building Committee approval.

**Rationale:** Metal roofs have been upgraded significantly since the rule was written and the rule now allows for high quality metal roofing.

Craig made a motion to approve the second reading, Michael seconded the motion and the motion passed.

Nathan made motion to accept a third and final reading of the rule, Craig seconded and the motion passed.

**3rd 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 permit ~~certificate~~ will be required to engage in the sport of wake surfing at the above designated times and dates. Twenty-five (25) permit ~~certificates~~ will be made available to anyone wishing to use wake enhancing equipment for wake surfing. The wake surfing permit ~~certificate~~ will follow the member not the boat.**

**A member:**

**a) Must own a wake surfing boat in order to retain a wake surfing permit ~~certificate~~.**

**b) Can retain their wake surfing permit ~~certificate~~ for as long as they own a wake surfing boat and purchases a certificate every year. Any lapse in renewal of the permit will require the permit to go on the membership waiting list. Permit year follows the fiscal year which is March of current year to February of the following year.**

c) **Will lose their ability to apply for a permit ~~certificate~~ for two years if they wake surf or use ballast or wedge ~~any wake enhancing equipment~~ outside the designated wake surfing area for wake surfing, wake boarding or any other reason.**

**Rationale:** With many communities not allowing wake surfing, the rule is intended to limit the amount of additional members coming to wake surf. The rule also keeps the use of ballast to the deeper and wider part of the lake.

Steve made a motion to reject the rule as currently stated and to recraft the rule. Ryan seconded the motion and the motion passed.

**Recreation – Debbie Richter**

The following recreation events occurred since the July 8th, 2026 LSPOA meeting:

- Saffire Express Band – July 11th, 2026 (Rained Out, Rescheduled for Sept. 26th)
- The Belair's – July 18th, 2026 (Rained Out, Rescheduled for Oct. 2nd)
- Project 19 Band – August 1st, 2026 (Rained Out, Rescheduled for Sept. 4th)

Upcoming recreation events include:

- Farmers Market – August 29th, 2026
- Project 19 Band – September 4th, 2026
- Wade Griffin Music – September 5th, 2026

**Community Room Committee – Debbie Richter**
There were six Community Room rentals and one Shelter rental in July.

**Lakes & Beaches – Jeff Haboush**

On August 11th we did an inspection by boat of our coontail growth. John Lecher and board members Polly Fox, Debbie Richter and myself observed 9 areas of heavy growth. Those areas will be treated by Aquatic Control when they do there monthly scheduled treatment as well both scheduled for August 19th.

**Membership – Steve Gray**

We had six new memberships in the month of July.

**Marina – Steve Gray**

I am meeting with Polly and Sally on Thursday to discuss Marina, Wellness Center and Marina Shop projects and other details to get up to speed.

Marina Sea wall – More details to come

Marina Shop
This may be a good time to get with Pat and Chuck about scheduling them to get your boats out of the water in the fall.

Marina Store
Just a reminder. The Marina Store hours are as follows through Labor Day.
Sunday 12:00 pm - 7:00 pm
Wednesday 3:00 pm – 7:00 pm
Friday 1:00 pm – 7:00 pm
Saturday 10:00 am - 7:00 pm

Labor Day 11:00 am – 7:00 pm

Future hours TBD

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

| | | |
|---|---|---|
| Shawn Roberts | 20 | Outbuilding |
| Randell Depew | 1160 | Concrete Pad |
| Joe & Ana Hooten | 371 | Concrete Pad |
| John & Kimberly Luber | 277 | House |
| Aric Durr | 1386 | Asphalt Driveway |
| George & Julie Peck | 297 | Asphalt Shingles |
| Randy Ragin | 1461 | Deck |
| Nathan & Suzie Shinkle | 795 | Asphalt Driveway |

| | | |
|---|---|---|
| Lacie Warren | 1451 | Asphalt Shingles/Pool |
| Mike & Kim Manlick | 350 | Boat Dock |
| Kristen Evans | 778 | Fence |
| Bruce Smith | 152 | Drainage Tile |
| Carol Reger | 122 | Boat Dock |
| Robert Hollars | 535 | Asphalt Driveway |
| Nathanial Burgess | 1510 | Outbuilding |
| James & Traci Ward | 1379 & 1380 | Concrete Walkway |
| Kristi Thomas | 909 | Seawall |
| Kenneth Dilkes | 54 | Driveway Culvert |

**Clean Up – Craig Stilwell**

A reminder that we will be doing an abandoned vehicle inspection in the community on August 18 looking for boats and cars that are unstickered and inoperable.

**Roads & Maintenance – Abigail Anderson**

Activity for the month of July:

- 1 water sewer tap
- 2 water main breaks/repair
- 33 utility locates
- Power washed the shelter houses
- Stained all shelter house picnic tables
- Hauled dirt to all lake access lots with low areas that hold water and seeded
- Added rip rap to culverts and washed out drainage areas
- Mowed and weeded all lake access areas and common area
- John Deere 5225 broke down, rear wheel bearing is bad. Koenig Equipment picked up and repaired. New rear tire installed by Walter Tire.

**Security – Ryan King**

MILES- 1959
HOURS PATROL- 465
HOURS ON CALL- 279
RADAR- 19
ROAD WARNINGS- 1
ROAD CITATIONS- 2
WATER WARNINGS- 0
WATER CITATIONS- 3
ROAD ISSUES- 6
WATER ISSUES- 3
ASSIST CVFD, DCSD, DCEMS- 7
ANIMAL CALLS DOMESTIC, WILDLIFE- 11
REMOVE NON-MEMBERS- 0
VANDALISM- 3 (CLOGGED TOILET EAST BEACH, BOAT DOCK DAMAGED, MAIL BOX HIT)
PROPERTY OWNER CALLS- 80
RV/CAMPER CHECKS- 7
GOLF CART INSP.- 18

**SECURITY REMINDERS FROM THE TEAM**

REMIND YOUR CONTRACTORS, THAT YOU GET THE CITATION IF THEY ARE SPEEDING LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.
*SEE SOMETHING SAY SOMETHING!*

**OLD BUSINESS**

- Monarch Pollinator Update – Stephanie Schene
  To Members of the Lake Santee Property Owners Association Board:

  This is a brief update on the monarch pollinator project as of this date.

  I met with Bridget Sargent, DNR biologist, at the monarch pollinator area on July 23, 2026.

  Being able to see grown vegetation at that point, Bridget said the area has "tons of diversity" and is doing well. It does need to have some invasive plants removed. She does not recommend any action at this point other than removing the invasives between now and next spring.

  Her comments are:

  There is no reason to burn this area until/unless grasses/weeds become a problem. She emphasized "do not burn." Thatch is currently not an issue. She will continue to help monitor the area and when a burn is determined to be beneficial, will help develop a supervised burn plan and assist in its execution.

  The area needs to be left uncut at the end of the growing season to continue to serve its primary purpose of providing year-round food and shelter for all types of wildlife.

  Mowing will only be done when there is a treatment of some type necessary (which would be based on her future evaluations). Winter growth is to be left standing in the spring, as dead parts will fertilize the area and protect early growth. She emphasized that a successfully functioning pollinator garden is for wildlife, and not intended to look manicured.

  I have plotted the invasive locations, received info from Bridget on best practices to remove the various types, and will begin removing them this fall. I am also continuing to build documentation and provide updates in Smoke Signals.

  Respectfully,

  Stephanie A. Schene

- Address Change Update – First draft came to us but was sent back for further revisions. Waiting on another iteration to come back to us.

**NEW BUSINESS**

- Approve goose hunters – John Lecher, John Foudray, Randy DePew, Ryan King, Kyle Kennelly, Todd & Will Piezonka, Eric Richter and Tommy, Melanie, & Kevin Dennison – Nathan made a motion to accept the proposed hunters. Ryan seconded the motion and the motion passed.
- Directional signs for private event – Steve made a motion to allow the signs on the day of the event. Nathan seconded the motion and the motion passed.
- Community Room Events
    - Bid Euchre – 3rd Wednesday of the month October-February
    - Bible Study - Tuesdays at 7:00 September 8-November 17
    - Yoga on the lawn – Saturday September 5th at 8:00 AM
    - Bible Study – Tuesdays 9:00-11:30
    - Michael made a motion to accept all of the proposed events. Deb seconded the motion and the motion carried.

**MANAGER'S REPORT**
Heavy trash will be September 24th – October 4th

Saturday September 5th will be the last Saturday the office will be open until March 6, 2027

The office will be closed Monday September 7th for the Labor Day.

An approved list of goose hunters will be hunting Canada geese from September 5th – 13th

We will be lowering the lake faster this year once we open the spillway gate valve to prepare for the seawall repair in November and December. We will need all boats off the water by November 1st.

With no additional business to conduct, the meeting was adjourned by a motion from Ryan and seconded by Nathan.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary