LAKE SANTEE PROPERTY OWNER'S ASSOCIATION, INC.
BOARD MEETING MINUTES
May 11, 2022

The Lake Santee Property Owners Association Board of Directors met on May 11, 2022 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, and Mike Manlick. Employees present were John Lecher and Rick Crawford. Members present were Penny Akers (75), Stephanie Schene (1133), Kathy Winzenread (1092), Bob & Cathy McDaniel (340), Jim & Gayle Bryant (599), John & Lacy Hunt (912), Kim & Craig Stilwell (201), Tony & Connie Adelman (198), Polly Ann Fox (881), Bob Kasee (760), Carol Goodwin (285), Valerie & Bill Collings (1387), Deb Haboush (536), Kim Manlick (775), Vicki Wilson (510), Donna Knight (108), Kenny Goetzinger (871), Ginger Ryle (579), Ronda Peetz (1057), Tom & Jodi DePalma (218), Nancy Fredrickson (348), Charm Seright (121), Paul Gosnell (1147), Dave Julien (851).

President Knight called for a review of the minutes of the April 13, 2022 meeting. The minutes were approved on a motion by Gina, seconded by Mary.

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:

Airgas, USA LLC	$	112.35	Lecher, John	$	467.10
Best Way Disposal	$	3,988.27	Levensteins Carpet Care	$	10,970.00
Bladen, Rusty	$	1,200.00	LSPOA – Petty Cash	$	172.72
Cardinal Pest Control	$	45.00	Murphy Insurance Agency	$	10,134.00
Cardmember Service	$	2,493.29	New Point Stone Co., Inc.	$	420.46
Colonial Life	$	145.50	Premier Companies	$	2,111.05
Crawford, Rick	$	35.00	Purchase Power	$	529.98
Crossman Fire & Safety	$	243.29	R B S K	$	40.13
Deb's Cleaning Services LLC	$	196.00	Stone's Napa, Inc.	$	49.13
Dec Co REMC	$	1,377.99	Summit Microsystems	$	40.00
Dentons Bingham Greenebaum	$	2,791.25	TELISPIRE	$	105.00
Eads Murray & Pugh	$	560.00	The Office Shop	$	242.08
G P C	$	788.33	Total	$	46,798.17
Greensburg Tool & Supply	$	450.26			
Indiana Media Group	$	52.50	*Bills Paid Prior*		
JS McCullough Excavating, LLC	$	6,350.00	Murphy Insurance Agency	$	7,013.00
Kramer Kreations	$	108.07	INtime State Tax	$ ACH	187.62
Lake Santee RWWD	$	574.62			
Lecher Farm Service	$	4.80	**Total all disbursements**	**$**	**53,998.79**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Charm Seright stated on behalf of Friends of Wildlife wanted to thank all of the volunteers that help fund the picnic tables and build the picnic tables.

- Connie Adelman stated the Women's Club will be doing a cookbook. Please turn in recipes to Carol Goodwin by the end of May.
- Bob Kasee stated to hope to see everyone at the firemen's benefit on Saturday.

CORRESPONDENCE

- A member reported a drone hoovering around their home on multiple occasions. The member contacted the Decatur County Sheriff's Department. John told the member we would record the incident and follow up on drone regulations.
- A member sent in a written complaint of the way they were treated by a Security Officer. John informed the member that the incident would be discussed with the employee. John also told the member about the new training for Security Officers that will be conducted by police officers from the Indiana Law Enforcement Academy.
- A member sent an email expressing that the marina purchase vote was excellent news. The also stated it is a well-developed, financially sound proposal to secure the marina operations under LSPOA control. John thanked them for their support and forwarded the email to the Board.
- A member sent an email with a proposal for the Board on the purchase of the marina that they felt would be fiscally responsible. John thanked them for their proposal and forwarded the email to the Board for review.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

Formatting Change to Rule 4.1: Only one boat of ~~each type available~~ **Type I (speed or deck boat), Type II (pontoon), and Type IV (bass or other fishing boat with motor) will be** ~~is~~ allowed ~~on the Lake~~ per membership. For example, only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, **one/two-person sailboat, or** paddle boat~~, raft, etc~~. The length of speed, deck, bass & fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. **All boat lengths will be determined by Price Digest Marine. TYPE III (paddleboard) will be allowed six (6) and Type V (boats without a motor, exception jon~~ny~~ boats with a trolling motor only, kayak, canoe.) will be allowed four (4) watercrafts in a combined total.** No watercraft with sleeping or on-board toilet facilities will be permitted. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet in length and under. **Any watercraft not specifically included above is prohibited on the lake at any time.**

TYPE I (Speed or Deck Boat) – 1
TYPE II (Pontoon or Deck Boat) – 1
TYPE III (Non-motorized Paddleboards) – 6
TYPE IV (Bass or Fishing Boat with motor) - 1
TYPE V (Boats without gas motor, kayak, canoe, pedal/paddle boats) – Combined total 4

a) ~~Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to six paddle boards in addition to the boats and watercraft listed above.~~ Paddle boards will only require a single set of lot numbers and will only display one permit.

Recreation – Mary Tapke

Mary presented an updated recreation calendar for the year. Revisions are listed below:

- July 30 – Food Event TBA – Jaxson Deno
- September 3 – Food Event TBA – DJ 6-9
- October 29 - Halloween Trick or Treat
- December 10 – Christmas Decoration Contest
- December 10 – Breakfast with Santa

Mary made a motion to approve the revised calendar. Nathan seconded the motion and the motion passed.

Lakes & Beaches – Gina Julien

Indiana Clean Lakes Program:

We are now participating in the Indiana Clean Lakes Program which is a water monitoring and education program developed in partnership and funded by the Indiana Department of Environmental Management (IDEM) Office of Water Quality and run through Indiana University. This statewide program aims to collect data on waterways to track long term trends on water quality. We will be provided training and resources to collect water samples for evaluation of total phosphorus, nitrogen, chlorophyll-a, invasive species, algal blooms, and secchi disk transparency. This is a free program that will provide us with valuable information to track our Lake's health year over year. On an annual basis, we will receive a summary of our measurements and data from other lakes as a comparison. I will post this information as received yearly.

Streambank Stabilization and Silt/Sediment Reduction:

It is imperative that we continue our forward movement on correcting the streambank entering our lake and reducing the silt/sediment. Starting in February and through April, the Lake & Beaches committee had numerous site visits with engineering firms and construction companies. Within that short timeframe, a significant portion of one of the hillsides of the streambank has fallen into the stream along with continued erosion from the northern most section of the stream into the main lake (I have photo documentation of this change).

The next steps in stabilizing the streambank and mitigating the silt/sediment coming into our lake is to hire an engineering firm to do the actual build design for the mitigation plan, submit those plans to the three regulatory agencies (Indiana Department of Environmental Management (IDEM), Indiana Department of Natural Resources (IDNR) and The Army Corps of Engineers) for permits, and then release for bids to construction companies. As mentioned, we have met with numerous engineering firms and selected three companies to provide proposals. We then met with each firm and we carefully selected a firm that has specific expertise and vast experience in this type of project. The deliverables from this organization will be: design meetings, topographic survey, stream characterization and wetland delineation, hydraulic analysis, concept design, construction budgeting, natural resource design, various permitting, and construction inspections. If approved, they will begin in June with anticipated regulatory submission in November.

Gina made a motion to approve $85,000 for engineering firm for services outlined. Ryan seconded, motion passed.

Membership –
We had eight new members to report in the month of April.

Community Room Committee –
There were two Community Room rentals in the month of April.

Building Committee – Ryan King

The following building permits were issued in April:

Ratchanida & Jonathon Walker	780/781	House
Michael & Patricia Crull	565	House
Katherine Mueller	236/237	Shingles
Matt Reuhl	1579	Shelter
Roger & Beverly Hirtz	113	Fence
Tim & Andrea Niedenthal	1245	Siding
Ellen Marmon	267	Boat Dock
Linda Jones	564	Boat Dock
Jeff Schutte	816	Boat Dock
Aaron & Michelle Fitzgerald	555	Home Addition

Clean Up – Ryan King

There are 15 – Properties under watch, 2 – violation assessments for cleanup, 1 – violation assessment for building. Next cleanup round has been set for May 27th lake side tour.

Litter cleanup day - May 14th Meeting between 9am – 9:15am in the office parking lot.
Return your complimentary trash bag between 11am – 11:30am to the dump for top 3 heaviest bag prizes.

Roads & Maintenance – Bill Ryle
Spring maintenance has started. We will begin looking at stone and asphalt edging repairs. Stone and dust control is on Brandon's radar.

Billy made a motion for approval to accept broadleaf lawn care treatment for $490 for the island at the entrance and in front of the community room. Mary seconded and the motion passed.

Security – Mike Manlick

The safety of our Security Officer is the foremost priority. An attempt to locate the owner of a loose dog will be made prior to an attempted capture. If the dog poses a danger, then 911 will be called. It is the Security Officers call to determine if they are going to attempt to catch a loose dog. With safety in mind, the Security Officer will attempt to catch the dog. If caught, the Security Officer will look at the collar to ID and locate the owner. If no dog tag, the dog will be placed in the dog pen located by the maintenance shed. A picture of the dog will be posted on Facebook in an attempt to locate the dog's owner. If the owner is not located in 24 hours, the Security Officer will request it to be picked up by Animal Control. If Animal Control can't pick up the dog it will be delivered to Animal Control by Security.

LSPOA Violation Assessments

Captured Animal
$50.00 Reclaim captured animal – first 24 hours
$50.00 Transportation to Animal Control

Loose Animal
First offense – Warning
Second offense - $25.00
Third offense - $50.00

Decatur County Animal Control Fees
$10.00/night boarding fee
$30.00/reclaim fee and proof of rabies shot or pre-pay shot from vet

Mike made a motion to approve the violation assessments, Billy seconded, motion carried.

The security team continues to take training. The team has completed or scheduled to complete the following training:

- April 13 – CPR
- May 11 – Report Writing
- June 8 – Vehicle Stops
- July 13 – Traffic Control, Incident Report

OLD BUSINESS

- New club at the lake. Club name is Love Land Lake. The appropriate documents have been received. Steve stated that all proposed improvements or alterations to Lake property would need approval by the board. Mary made a motion to accept the new club, Andy seconded the motion, and the motion carried.

NEW BUSINESS

- Write offs for 2021: Seeking approval to write off $8,169.98. Gina made a motion, Mike seconded, and the motion carried
- 2023-2024 Mowing Contracts: John is seeking approval for the new rates with an additional $.50/lot year each year. Nathan made a motion, Andy seconded, and the motion carried.
- 2022 Mowing Contractor Rate Increase: John seeking approval for a $0.50 surcharge increase due to fuel increase per the fuel clause in our contract. Shannon made a motion, Mary seconded, motion passed.

MANAGER'S REPORT

I am requesting approval for $2,200.00 for an Environmental Assessment of the marina property. If we wait for the vote results and it is approved, we won't have enough time to complete the assessment prior to our locked in loan term expires. The interest rate would increase up to 1% costing an additional $31,518.00. Mike made a motion to approve, Nathan seconded, the motion carried.

The RWWD is offering e-billing and online payments for your water & sewer bill. There is information in Smoke Signals and on our website. We encourage you to sign up for e-billing for efficiency and online payments.

Beach reminders: No Glass, No Pets, No Inflatables.

There being no further business, Shannon moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on June 8, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the June 8, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary