LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 12th, 2021

The Lake Santee Property Owners Association Board of Directors met on May 12th, 2021 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 & Rick Crawford (1482). Members present were Maurie Goodwin (285), Nancy Fredrickson (348), Paul Gosnell (1147), Jim & Gayle Bryant (599), Vicki & Ron Wilson (510), Mary Tapke (284), Debra Haboush (536), Dave Julien (891), Bob & Karen Kasee (760), Tom & Jodi DePalma (218), Ronda Peetz (1057), and Donna Knight (108).

President Goodwin called for a review of the minutes of the April 14, 2021 meeting. The minutes were approved on a motion by Shannon Gibbs, seconded by Ryan King, 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:

Airgas USA, LLC	$	144.08	Purchase Power	$	245.35
Best Way Disposal	$	1,242.11	R B S K	$	40.00
Cardinal Pest Control	$	45.00	Stone's Napa, Inc.	$	95.89
Cardmember Service	$	413.85	Summit Microsystems	$	50.00
Circle Printing LLC	$	160.50	Sweet's Auto Repair	$	308.15
Colonial Life	$	224.43	Telispire	$	134.00
Crawford, Rick	$	35.00	The Office Shop	$	39.00
Crossman Fire & Safety	$	249.02	Tops Home Center	$	165.67
Dec Co REMC	$	1,321.18	W.A. Jones	$	67.73
Goodwin, Carol	$	161.42	Wickens & Wickens	$	2,091.82
G P C	$	835.99	**Subtotal**	**$**	**17,673.06**
Indiana Media Group	$	323.48	*Bills Prior*		
Kramer Kreations	$	252.00	Sandman Brothers	$	19,153.00
Lake Santee RWWD	$	557.28	Game Plan Graphics	$	246.10
Lecher, John	$	349.73	BMV	$	110.67
Murphy Ins. Agency	$	7,178.00	*Total Prior*	$	19,509.77
Premier	$	942.38	**Total All Disbursements**	**$**	**37,182.83**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Vicki Wilson invited everyone to a short golf cart run on Saturday, May 29th at 10AM. Meet in the Main Beach Parking lot prior to the Clarksburg Volunteer Fire Department's breakfast. Vicki stated they say a nice prayer then take a drive around the flags at the main entrance and then a quick ride over to the firehouse for some fellowship. She encouraged everyone to join them.
    - Gina Julien stated she has participated in the event in the past and it's a great way to start off the summer.

CORRESPONDENCE

- John stated we received several member requests to waive the delinquent fee for annual dues and assessments. John informed the members that this fee is a part of our By-Laws; Article VII, Section 2
- John received an email concerning rainwater flow from a newly constructed home. John informed them there are no association rules for gutter run off. John contacted the Decatur County Building Commissioner to see if there are any county code requirements. John informed the member that the Commissioner stated that there are no county requirements to tie downspouts into perimeter drains.
- John received an email from the Women's Club requesting WIFI in the Community Room. The current service is not useable. John informed them he would get quotes for the Board to review.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs

Shannon started by reminding the audience present on the process of amending rules. Shannon stated the following rules would be a first reading, if approved, at the June meeting we would have the second reading with comments from the audience. If the rule has no revisions, it would then go on to a third reading the following month and hopefully be approved and put into place. Shannon went on to read the following revisions.

Proposed Change #1

Current Rule:

13.15 All signs are prohibited by the Subdivision Restrictions unless approved by the Board. All signs must be conservative in color and design, maintained in good condition, properly mounted and displayed in such manner that they appear neat and straight.

1) The following are permitted:

b) Contractor's signs on property where work is performed, maximum 24" x 36", two per lot, 25' from the road.

Proposed Rule:

13.15 All signs are prohibited by the Subdivision Restrictions unless approved by the Board. All signs must be conservative in color and design, maintained in good condition, properly mounted and displayed in such manner that they appear neat and straight.

1) The following are permitted:

b) Contractor's signs on property where work is performed, maximum 24" x 36", two per lot, 25' from the road, while the work is being performed.

Rationale:

Requested change from the office to help address contractor signs that are being placed in yards around the subdivision and staying up for an indefinite period of time.

Board Discussion: Steve Knight asked to confirm that this update was not to limit personal signage indicating your home but for contractor signs. President Goodwin responded by stating this was for advertisement while work is completed.

With there being no further questions Steve Knight made a motion to accept the revised rule as read with Ryan King providing a second, motion carried. The second reading will take place at the June meeting.

Proposed Change #2

Current Rule:

13.12 No person shall routinely use roadways, or shoulders of any road to park or otherwise store cars, trucks, trailers, etc. Adequate parking areas shall be maintained on member's property.

Proposed Rule:

13.12 No person shall routinely use roadways, shoulders of any road, or POA property, including Association parking lots, to park or otherwise store cars, trucks, trailers, etc. Adequate parking areas shall be maintained on member's property. Any exceptions to this rule will be approved, in advance, by the Lake Manager.

Rationale:

Requested change to address parking trucks, trailers, and/or construction equipment overnight on POA property.

Board Discussion: President Goodwin pointed out that there is currently a bus that is parked in the main parking lot and an exception would be given to them as it provides a service to our community.

With there being no further questions Mike Manlick made a motion to accept the revised rule as read with Gina Julien providing a second, motion carried. The second reading will take place at the June meeting.

Proposed Change #3

Current Rule:

13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency will the gate be opened at any other time. The winter water level will be set between 3 ft. and 5 ft. 9 in. below overflow elevation.

Revised Rule:
13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging, in an emergency, or for planned repair/maintenance will the gate be opened at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Rationale:
Requested change from the RWWD Utility Administrator. Lowering the lake below 5 ft. creates issues with the water plant given the water level of the lake in relation to the elevation of the water plant.

Board Discussion: Gina Julien requested we have some flexibility in the wording for "emergency" as this year we did have to extend the timing to ensure the shot rock and boat ramp repairs/construction was completed. Mike Manlick wanted to know if there was a different solution that could be used to keep the maximum at 5feet 9 inches. John Lecher went on to explain how the water is pulled from the lake and received at the plant. At this point there is no other current solution to ensure pressure is not lost, which is why it was recommended to adjust the maximum winter water level.

With there being no further questions Billy Ryle made a motion to accept the revised rule as read with Gina Julien providing a second, motion carried. The second reading will take place at the June meeting.

Proposed Rule #4
Current Rule:
2.9 Motorized Carts

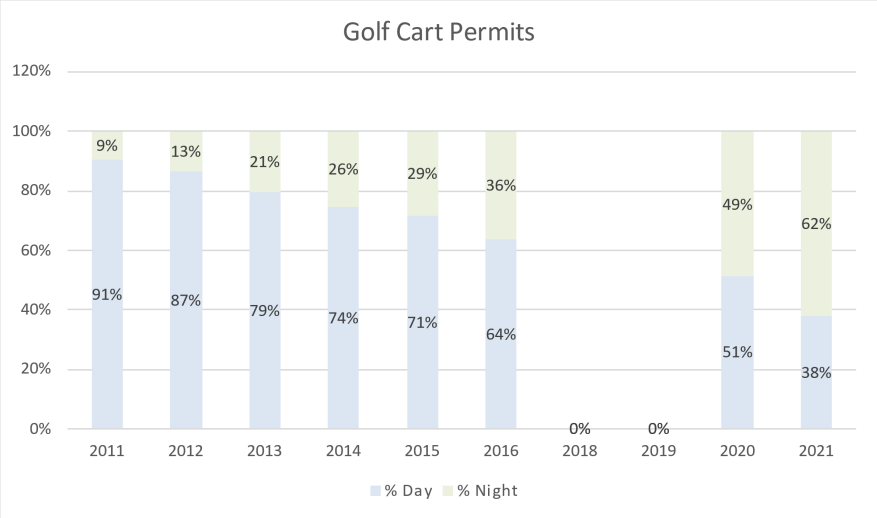
f) Motorized carts operated after dark will be inspected annually and must be equipped with the following functional safety devices: properly installed white headlights, properly installed red taillights, reflectors on each side, turn signals, brake lights, and amber or white flashing cautionary light.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

Proposed Rule:
2.9 Motorized Carts

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.

Rationale:
This change is to provide the office with additional flexibility to inspect carts on a rotating basis instead of the requirement to inspect all night carts every year, given the increase in workload that cart inspections have generated over the past 10 years. Cart permits have risen 145% from 138 total permits in 2011 to 338 total permits in 2021. In 2011 only 9% of the permits were for night carts but, as illustrated in the graph below, this has risen to 62% (or 209) of the permits being night cart permits this year.



Note: Data for 2018 and 2019 is not available

Board Discussion: President Goodwin stated that she would prefer the rule to stay with annual inspections, as she believes it to be important that we ensure carts used at night are in working order. Both Shannon Gibbs and John Lecher stated that doesn't necessarily prevent safety issues as things do break or may not get fixed properly. This is where we need to rely on Security and other members to notice problems and mention it to the member. There was then some discussion on whether we track the model year of the golf cart and the issues were a common occurrence. John stated we do not have the model year of the carts on file.

With there being no further questions Mike Manlick made a motion to accept the revised rule as read with Ryan King providing a second, motion carried. The second reading will take place at the June meeting.

Recreation – Steve Knight
Steve provided the following:

- Confirmed Rusty Bladen (entire band) for Memorial Day weekend; Saturday, May 29. Flyers have been posted in the Smoke Signals and at the two entrances.
- 4th of July weekend-

    - Per previous discussions and board approval at the April board meeting, Aquatic Control, REMC (live wire demo), and DCMH (screening) will have booths/displays/presentations on July 3. Exact details are still pending but all presenters will adhere to the July 3rd Exhibitors Guidelines.
    - Exhibitor Guidelines reviewed in exec meeting
- REMC, First Financial Bank, Great Lakes Communications, Franklin County Farmers Mutual Insurance, Tree City Properties, and Scheibler Design/Build have graciously agreed to help sponsor some of our summer events. Please patronize our partners whenever possible.
- Steve made a motion to spend an additional $500 with Circle City for an enhanced fireworks finale with Mike Manlick seconding, motion carried. Discussion: a request was made to request higher fireworks so more could see versus ground display fireworks.
- Steve made a motion to move the Lake Santee 4th of July boat parade from Saturday, July 3 to Sunday, July 4 due to water congestion we experience on Saturday, with Stephanie Peetz providing a second, motion carried.
- Otherwise, all other summer calendar events are proceeding as originally scheduled.
- Road case for AV/PA system purchased and components are being installed. This will allow for one thing to be plugged in and the system to fully function.

Lakes & Beaches – Gina Julien
Gina provided the following updates for Lakes & Beaches.

North Inlet Mitigation Project - Update
Our Engineering firm, FPBH, is continuing their evaluation of the Lake, shoreline and inlets. This month they have continued with silt sampling in coves for silt depths, soil sampling, and inlet water flow measurements. Now that the water level is up, they will be doing lakebed depth studies by boat. We will be receiving their final analysis in the upcoming months once all studies have been complete. Preliminarily they have identified that very little sediment is entering our lake via the secondary inlets. Again, a final analysis will be presented with all information once FPBH has completed their study.

Addition of No Wake Buoys - Update
As previously approved, three buoys will be added to the lake this week to visually remind boaters of the 100' from shore "No Wake" zone. Please adhere to the "No Wake" rule while boating within 100' from shore to reduce shoreline erosion and property damage.

Aquatic Plantings - Update
Aquatic Control will begin installing 1,000+ plants in the cove and inlet shore area at lot 288. So that the plants can adequately establish root system, we need to keep the area undisturbed. No Fishing and No Boating signs will be erected to protect the area. The director of the Bass Tournaments will inform those participating that this area is off limits and anyone violating will be disqualified and asked to leave. The addition of plants to our lake will reduce algae growth, provide water filtration, habitats and a food source for fish and wildlife and lake bank stabilization

Membership – Andy Laudick
Andy presented the following new members:

- Lot 1072 Sheldra Moore & Elizabeth Ruble
- Lot 1449 Claire & Matt Vest
- Lot 316 Larry & Monica Knoebel

Andy presented a membership re-instatement to the Board during the executive session. He requested a motion to move forward with the re-instatement with Shannon Gibbs providing a second, motion carried.

Community Room Committee – Andy Laudick
Andy stated we received a request from the Women's Club for an additional day of the week to exercise. They are requesting use of the community room on Thursday's from 10:15-11:45AM to do line dancing. It was brought up that as they already occupy the space three other days of the week and occasionally the room may need to be utilized during this time frame it was recommended that we allow the use of the room for line dancing but if a conflict arises priority would be given to the other request with appropriate notice given to the Women's Club to seek an alternative location. With that adjustment Andy made a motion to allow a 4th exercise day to take place with Gina Julien providing a second, motion carried.

Building Committee – Ryan King
The following building permits were issued in April:

• TK Constructors	866	House
• Albert Day	1418	Outbuilding
• Josh & Melizah Whatley	643	Pool
• Phil & Michele Rueve	932	Unattached Garage
• Michael & Karen Warble	359	Porch
• Charles Sellers	503	Deck & Carport
• Marc Santoro	191	Dock
• Joe & Carol Trimpe	278	Shingles
• David & Joyce Eddy	68	Fence

Clean Up – Ryan King
Ryan stated they would be doing a clean-up route very soon by both land and water. Ryan wanted to remind everyone that there is a community clean-up day taking place on May 22nd with trash bags, coffee, and donuts being provided. He hopes to see a large turnout.

Roads & Maintenance – Bill Ryle
Billy stated maintenance is ongoing like usual. Mowing is in full swing. The spreading of fresh stone has been delayed as New Point is having some issues with their equipment. The maintenance crew is getting things cleaned up and ready for Memorial Day weekend.

Security – Mike Manlick

Mike gave a reminder to everyone to watch your speed as spring has arrived and we have more traffic. It was also recommended to remind your guests to follow the speed limit within the subdivision. Don't forget if you see something out of the ordinary to please report it to Security.

Mike stated with the revision to rule 13.12 being read in regard to no overnight parking on POA property he requested a motion to purchase signs to be placed at both locations indicating no overnight parking at a cost not to exceed $300, Gina Julien provided a second, motion carried.

Mike went on to state that in the past few years Rick has been using a personal tablet while in the field to keep notes on to assist with documentation and reporting of incidents. Mike would like to request a motion to purchase an iPad and case for use by the entire Security staff not to exceed $400, Billy Ryle provided a second, motion carried.

Mike stated since last month we were successful in purchasing a "new to us" truck due to the issues with the Jeep and tires not holding up sufficiently. A 2017 Ram truck was purchased from Sandman's in Shelbyville who happens to be a long time LSPOA member. Mike thanked John, Rick, Carol and Maurie Goodwin for their due diligence in purchasing the truck.

Mike provided the Directors with an updated Violation Assessment Schedule to add Parking Violations (Rule 11.3 & Rule 13.12) to include the following:

- First Offense, warning
- Second Offense, $25 fine
- Third Offense, $50 fine
- Additional Offenses $75 fine

Mike went on to request a motion to adopt the new schedule with a second being provided by Steve Knight, motion carried. Any exceptions to rule 13.12 would need to be approved by the lake manager.

OLD BUSINESS

President Goodwin stated there was no old business to report.

NEW BUSINESS

Initiation Fee – President Goodwin stated that the Board is considering implementing an initiation fee to new members. In speaking with our new attorney, it was discussed and is acceptable per our governing documents and is even common among other communities. This is a way to assist with revenue/costs and is being considered. Carol stated she asked the attorney for a recommended amount and $250 was brought up and the amount could be increased or lowered as deemed necessary at any time. Carol also mentioned an assessment to support Lakes & Beaches would be forthcoming.

Board Discussion on Initiation Fee: Both Ryan King and Mike Manlick thought the $250 fee seemed too low. Gina Julien stated this topic was brought up during the budget process as a way to make additional income. She stated the budget process was very eye opening to her as the lake runs on a very tight budget. She knows other communities in the Cincinnati area that charge over $900. She went on to state this would not impact current members but those looking to purchase into the community. Due to the increasing cost of living this would be a way to increase our income.

It was brought up by Shannon Gibbs that we have a wide variety of property values within our subdivision between lots and homes (on/off water) and as a new member it may be seen that we are layering on fees. It takes a variety of owners in the subdivision to keep our base and this type of fee may make our community out of reach to some individuals or families. Stephanie agreed with Shannon and her comments as she too felt such a fee could limit the type of individuals looking to live in this community.

Steve Knight responded with if we want to continue to grow our amenities we need to find new sources of revenue to reach those levels. Andy Laudick asked is there a way to scale the fee based on property type and utilize a tracking tool. Gina stated but we all share the same amenities. Shannon pointed out that members have different experiences and use the amenities differently based on the types of lots owned. Someone on water may enjoy watching the water activity where someone in the woods would not necessarily have access to that scenery.

Billy brought up that the large influx of new construction and remodels/additions are taking a very large toll on our roadways. Shannon suggested we should look at requiring a fee for permits instead. This income could then go towards helping with the wear/tear on our roadways. Depending on the use of funds a permit fee would make more sense than an initiation fee. Shannon also pointed out that each year we plan and prioritize during the budgeting process, and we always have more needs than available income due to many wish lists.

Carol added that if an initiation fee were to be put in place, we would delay the implementation to provide a 90 to 120 day notice. It was noted by multiple individuals that some people purchasing in the subdivision do not realize there are membership fees/assessments owed until they contact the office. It was also noted that based on our membership being non-transferable and no prorating there are multiple occasions where we collect a second set of dues/assessments when a property sells, which the attorney noted was not common in most HOA's. It was recommended by John Lecher to look at a $150 fee to cover the administration functions to add a new member.

After much discussion and back and forth Stephanie Peetz asked President Goodwin what her intent of this conversation was as it was not listed under New Business on the agenda. President Goodwin stated that she wanted to get the Directors engaged in conversation and get the subject matter out to the membership. She stated this would not be something that

would start immediately, and we could look at the options and timing. At least two directors were expecting a vote on the topic at this meeting. After further discussion it was determined it would be placed on next month's agenda for additional comments and voting.

MANAGER'S REPORT

Stickers - John provided a reminder to everyone to please get your 2021 stickers on your boats and carts prior to using them. We've been giving out warnings, but violations will be coming next.

Summer Help – John stated we are still looking for summer help. Maintenance is in need of summer help looking for high school or college age students, if you like to weed eat, dump trash, and clean restrooms give John a call. Weekend lake patrol is also hiring.

Nepotism Approval – John presented the Directors with three possible options for summer help if the interview process was successful. He has received applications from three possible candidates for part time summer help. As the three individuals are related to either a Director or current employee it requires Board approval to move forward with hiring. They would not be able to report directly to a family member.

- Ty Litmer (maintenance)
- Brayden Laudick (maintenance)
- Wade Goodwin (security)

A motion was made by Mike Manlick and seconded by Gina Julien to allow the hiring of the three individuals as stated if the interviewing process is successful with the understanding, they could not report directly to a relative, motion carried.

There being no further business, Stephanie Peetz moved to adjourn, seconded by Mike Manlick, motion carried. The next regular meeting will be held on June 9, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the June 9, 2021 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary