LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 8, 2018

The Lake Santee Property Owners Association Board of Directors met on August 8, 2018 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Stephanie Peetz, Polly Ann Fox, and Shannon Gibbs. Employees present were Brittany Green (1294), Mike Cutrufelli (172), Rick Crawford (1482), and Jim Hornig (668). Members present were (Dan Archiable (252), Randy Ostendorf (229), Claude & Shirley Livesay (530), Ronda Peetz (941), Scott Gibbs (352), Vicki Wilson (510), Fae Cutrufelli (172), Jerry & Sue Carey (365), and Jack Reynolds (90).

President Lecher called for a review of the minutes of the July 11, 2018 meeting. The minutes were approved on a motion by Polly Ann Fox, 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:

Alerding CPA	$ 850.00	Kramer Kreations	$ 117.38
Aramark Uniform	$ 137.52	Lake Santee Marina	$ 536.32
Banks Lawn Care LLC (Weed Control)	$ 762.50	Lake Santee RWWD	$ 511.43
Becker Electric Supply	$ 9.90	Lawson Products	$ 568.77
Cardinal Pest Control	$ 45.00	Murphy Insurance	$ 6,446.00
Cardmember Service	$ 624.80	Floyd Myers	$ 250.00
Circle Printing LLC	$ 241.19	Premier Companies	$ 885.53
Colonial Life	$ 101.54	Prince Minerals	$ 3,695.20
Dan Davis (band 9/1/18)	$ 700.00	Scheidler Glass Inc.	$ 52.52
ETC	$ 493.69	Stone's Farm Service	$ 219.15
Carol Goodwin	$ 27.91	Stone's Napa, Inc.	$ 59.54
Hoeing Supply Inc.	$ 441.38	Summit Microsystems	$ 50.00
Holtkamp Inc.	$ 208.65	Tops Home Center	$ 176.42
Jim Hornig	$ 162.00	Walters Tire Center Inc.	$ 34.08
Koenig Equipment Inc.	$ 704.12	TOTAL	$19,112.54
Bills Paid Prior to Meeting			
Boyce Forms	$ 292.50	Decatur County REMC	$ 1,103.49

Pitney Bowes	$ 349.06	Tim Lecher Farm Service	$ 91.72
Decatur County Recorder	$ 25.00	Total Disbursements	$20,974.31

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member brought up a concern after seeing some children trying to swing from underneath the beach umbrellas. President Lecher did explain that the maintenance crew is still working on getting the underside covered.
- A member asked about who was responsible for the ditches alongside the road not draining. Brittany took down the lot number and would have Brandon look at the ditch.
- A member spoke in detail in regards to shoreline protection along with the use of ballast systems on boats. He asked for the board to complete the proper research prior to making any adjustments to current rules.
- A member thanked the maintenance crew for applying the lignin on the gravel roads.

CORRESPONDENCE

Brittany Green stated she did not have any correspondence to report.

COMMITTEE REPORTS

Rules & Regulations – Angel Hocker

Angel presented the first reading of rule 17 for the addition of the new shelter house located at the main beach.

Shelter House

17.1 WHO MAY USE:

a) The Association Board may reserve the Shelter for events as needed.
b) Lake Santee clubs and organizations may reserve the Shelter for Board approved events.
c) Members in good standing may reserve the Shelter for approved activities.
d) The Shelter is not available to the general public, unless approved by the Board of Directors.

17.2 ACTIVITIES PERMITTED

a) All activities shall be conducted in compliance with all applicable federal, state and local laws, as well as within the Rules and Regulations of the Association.

b) Any activity judged by the Board to be destructive to the facilities or to be improper shall not be permitted.
c) The Board of Directors reserves the right to refuse any individual, club, or organization the right to use the Shelter.
d) Any activity at which food, drink, or other items are offered for sale, or at which admission or cover charges are contemplated must have prior approval of the Board.

17.3 FACILITIES AVAILABLE

a) The Shelter is rectangular 28' wide x 60' long in size, or 1,680 square feet.
b) Handicap accessible restrooms are available within the Beach restroom.

17.4 HOURS

a) Sunday through Thursday: all activities shall cease prior to 10:00 p.m. (cleanup may continue quietly).
b) Friday and Saturday: All activities shall cease prior to 12:00 midnight (cleanup may continue quietly).
c) The hours may be extended by the Board of Directors for special functions.

17.5 FEES & DEPOSITS

a) All functions of the Association, their designated committees, and Lake Santee clubs and organizations may be permitted without charge, unless special permit fees are required.
b) Functions limited to three hours or less shall be charged $45.00 rental and $45.00 damage deposit, plus any applicable permit or legally required fees.
c) Daytime functions of more than three hours duration and concluding prior to 6:00 p.m. shall be charged $115.00 rental and $115.00 damage deposit, plus any applicable permit or legally required fees.
d) Functions beginning after 6:00 p.m. of more than three hours duration shall be charged $125.00 rental and $125.00 damage deposit, plus any applicable permit or legally required fees.
e) Functions running through the afternoon and continuing past 6:00 p.m. shall be charged $175.00 rental and $175.00 damage deposit plus any applicable permit or legally required fees.
f) All monies shall be collected by personnel in the Lake Santee Office.
g) Damage deposit will be refunded within 48 hours of function, but not until the facilities have been thoroughly inspected. Deposit will have to be picked up at the Lake Santee Office or received by mail as requested.
h) If inspection reveals incomplete cleanup including outside trash containers, and time allows, renter will be contacted for immediate follow up action. Otherwise, cleanup will be completed by lake personnel who will be paid with all or part of the damage deposit as necessary.
i) If inspection reveals damage exceeding normal wear and tear, renter will be contacted to discuss and view damage. All or part of the damage deposit will be

applied to replace items or repair items damaged as deemed necessary by the Lake Office personnel or the Board.

17.6 SCHEDULING

a) All scheduling shall be done by personnel in the Lake Santee Office during regular office hours.

b) A calendar of events and reservations will be available in the office.

c) The Association Board, and Lake Santee clubs, and organizations may schedule the Shelter up to one year in advance.

d) Members may reserve the Shelter up to six months in advance.

e) A contract must be completed and signed at the time a reservation is made requiring a rental fee. A copy of the contract and rules will be provided to the renter.

f) The rental fee is due at the time of contract signing and the damage deposit is due 48 hours prior to the approved event.

g) Full refunds of advance rental will be given for cancellations made fourteen (14) days or more prior to the date reserved. Within the fourteen days of the reserved date, refunds will be given only when cancellation is due to uncontrollable circumstances. The decision to refund is to be made by the Lake Santee personnel or the Board.

17.7 DECORATING

a) No nails, staples, tacks, or tape are to be used on walls ceilings, or trim.

b) No open flames will be used in or around the Shelter

c) If scheduling permits, decorating may be done in advance of reservation time.

17.8 CLEANUP

a) The Shelter and surrounding area shall be thoroughly cleaned. The cleanliness of each should meet or surpass the conditions prior to use.

b) The area surrounding the Shelter must be policed for litter resulting from the function.

c) All trash must be removed prior to leaving the area of the Shelter, and disposed of by persons in charge.

d) Final cleanup may be completed by the following morning if prior approval is received, no other events are scheduled and cleanup is completed by 10:00 am.

e) Trash bags and cleaning supplies are the responsibility of the renter.

f) Follow the prepared checklist when cleaning.

17.9 EQUIPMENT USAGE

a) Tables, chairs, and other equipment shall not be removed from the community room for use in connection with the Shelter.

17.10 GENERAL PROVISIONS

a) Shelter hours require the presence of a responsible adult supervisor.

b) The member scheduling the rental function must attend that function.
e) No minors will be permitted without adult supervision.
f) If the user/renter needs equipment at the Shelter for an event that requires delivery by vehicle to the site, such vehicles may be driven to the site for unloading and loading if the condition of the site is favorable. All vehicles must be returned to the parking lot or a designated area after unloading or loading. Unloading or loading at the site should be kept as short as possible, however, in no case be longer than two (2) hours. Site conditions will be determined prior to any event by the Lake office.
g) Any member misusing the Shelter or allowing misuse of the Shelter shall be denied future use of the facilities for a period to be determined by the Board.

17.11 ENFORCEMENT OF THE SHELTER RULES & REGULATIONS
a) Enforcement is the primary responsibility of the sponsoring organization or member.
b) Enforcement may be by any Board Member, Lake Santee employee, Lake Santee Security, or member of the office staff
c) Where punitive action is deemed necessary by any of the above or the Association Board of Directors, enforcement shall be as provided for in the Association By-laws, under RULES, REGULATIONS AND LEGAL COMMITTEE.

A motion was made by Angel Hocker to accept the rule as read, Polly Ann Fox provided the second. Motion carried. The second reading of the rule will take place at the September board meeting.

Recreation – Carol Goodwin
In Carol's absence Angel gave a brief report for Carol and stated to please check the Smoke Signals for the most up to date information in regards to the recreation calendar. A member in the audience did mention the Women's Club Annual Auction would be held that Saturday starting at 6PM.

Lakes & Beaches – David Martin
In Dave's absence Brittany Green gave a brief report stating that they are still waiting on the quotes for the dam inspection. They are also hoping to get a time scheduled for the plantings that will be happening as part of the Silt and Sedimentation committee.

Membership – Shannon Gibbs
Shannon presented the following new members:

- Lot 1427 Bill & Lisa Hubbard
- Lot 1203-1206 Michael & Davilyn Lang
- Lot 74-76 Michael & Kathy Squillace

Community Room Committee – Shannon Gibbs
Shannon reported that the community room was rented six times in July. The office has noticed an increased interest in the new shelter house. The office is reserving the shelter at no charge until the new rule is in place.

Building Committee – Steve Gauck
The following building permits were issued in July:

• Lot 1133	Chris & Stephanie Schene	Dwelling	Approved
• Lot 468-469	Mathew & Keri Koors	Deck	Approved
• Lot 1659	Mathew Munchel	Fence	Approved
• Lot 1024-1025	Mark & Pamela Ford	Dwelling	Approved
• Lot 1027	Dewayne & Mary O'Sullivan	Fence	Approved
• Lot 108	Steven & Mary Knight	Dock Addition	Approved
• Lot 1420-1422	John & Lisa Clark	Pool	Approved
• Lot 263	John & Kara Schalk	Pool	Approved
• Lot 625	Jason Kuck	Porch Roof	Approved
• Lot878	Sheldon Roberts	Culvert	Approved
• Lot 258	Jeff Conner	Seawall	Approved

Clean Up – Steve Gauck
In Steve's absence Brittany Green gave the clean up report.
2 – Thank you letters were mailed
15 – Courtesy letters were mailed
1 – Fine established
1 – Fine continued
18 – Placed on watch list
2 – Removed from watch list

Brittany also stated there was a lakeside patrol with this month's clean up to address shoreline protection, docks, limbs, etc. If you have any suggestions or notice properties in need of repair please contact the office.

Roads & Maintenance – Polly Ann Fox
Polly stated the maintenance crew will be getting new uniforms as the lake has dropped the prior service with Aramark. The maintenance crew was very busy in the month of July and they completed the following:

- Painted the equipment at the beaches.
- Pressure washed and sealed the amphitheater.
- Tree trimming around Santee Drive and along lake access areas.
- Serviced maintenance vehicles and equipment.
- Added millings to Itawamba and will be adding to Pueblo Trail (tomorrow)

- Finished spraying lignin on gravel roads.
- Completed a water and sewer tap along with repairing a water leak.

Security –
Brittany Green gave the Security report that will be listed in the Smoke Signals. Brittany said the new security cameras being installed by ETC should be up in August. It was delayed slightly as they were waiting on the equipment to arrive.

*****REMINDER – The driving age for golf carts is 16 with a valid drivers license*****

OLD BUSINESS
Annual Meeting – The Annual POA meeting is held on August 12th at 2PM in the Community Room. Please plan to attend.

NEW BUSINESS
Letter of Resignation – Doug stated the board received a letter of resignation from Wade Amos on August 6th stating he was leaving the community and would need to vacate his position. Doug added the new board elected on August 12th would fill the vacancy.

MANAGER'S REPORT
Brittany stated at the last meeting it was brought up as to when REMC would be doing their right-of-way tree trimming. She contacted REMC for an update and that it would be in the first half of 2019 when they would start. All of the information can be found on Decatur County REMC's website. Brittany also has all of the information located in the office. She will work on scheduling a Q&A session with a representative from REMC prior to them starting work in the subdivision.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Polly Ann Fox, motion carried. The next regular meeting will be held on September 12, 2018 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary