LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 11, 2021

The Lake Santee Property Owners Association Board of Directors met on August 11th, 2021 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, Mike Manlick, and Stephanie Peetz. Employees present were John Lecher and Rick Crawford. Members present were Georgianna and Dave Lucas (787), Gayle and Jim Bryant (599, 600), Shannon Gibbs (352), Nancy Fredrickson (348), Paul Gosnell (1147), Tom and Jodi DePalma (218), Ed Haskamp (516), Maurie and Carol Goodwin (285), Ginger Ryle (579), Donna Knight (108), Dave Julien (851), Beth Walsman (1568).

President Knight stated that during tonight's executive session we heard from two members about drainage issues on their lot. No other business was conducted and no decisions or updates to policies happened during the executive session. President Knight called for a review of the minutes of the July 14, 2021 meeting. The minutes were approved on a motion by Gina Julien, seconded by Ryan King.

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:

Bannister, Roger	$	500.00	Pitney Bowes	$	225.15
Best Way Disposal	$	2,317.78	Premier Companies	$	2,880.97
Cardinal Pest Control	$	45.00	Purchase Power	$	810.98
Cardmember Service	$	532.43	R B S K	$	783.23
Colonial Life	$	149.62	Scheidler Glass	$	459.38
Corprint	$	21.40	Summit Microsystems	$	50.00
Crawford, Rick	$	35.00	Telispire	$	134.00
Dec Co REMC	$	1,608.64	The Nice Lawfirm	$	160.00
Eads Murray & Pugh	$	882.00	The Office Shop	$	78.67
G P C	$	836.18	Tops Home Center	$	92.47
Greensburg Tool & Supply	$	311.37	**Total**	**$**	**21,408.74**
Koenig Equipment	$	155.08	*Bills Prior*		
Lake Santee RWWD	$	624.60	Daniel Vincent	$	250.00
Lecher Farm Service	$	65.57	INDORits (state tax) ACH pmt	$	196.87
Lecher, John	$	185.22	RWWD (for FPBH)	$	10,200.00
Levensteins Carpet Care	$	310.00			
Meyer, Bernard	$	2,810.65	Total Prior	$	10,646.87

Murphy Insurance Agency	$	7,154.00	**Total all Disbursements**	**$**	**32,055.61**

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

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments. Beyond the introductions, no other member comments were made.

CORRESPONDENCE

- We received an email concerning the signature on the director's ballot and that the by-law voting sheet did not include any additional information on the proposed changes. John informed them that the attorney drafted the ballot and included the member information and signature, but that it is not necessary for a valid ballot. Also, the communication and ballot for the by-laws was drafted by our attorney.
- We received an inquiry about new building lots providing ample space for material deliveries. John informed them that he communicated with the builder on this concern.
- We received an inquiry about rules around political banners/flags. John informed them that the rule on political signs does not cover banners/flags.
- We received an email from a member that is having the sewer grinder system installed and wanted to let John know that it has been a pleasure to work alongside the Santee crew. Brandon, Abe and Rick are exceptional craftsmen who perform tasks in a professional manner with a real desire to please the property owners. Just want us to know their efforts are greatly appreciated.
- We received an email from a member requesting the review of the size of a drainage culvert under Santee Drive. John informed them that it would be reviewed by Billy Ryle, Ryan King, Brandon Litmer and myself. Then there will be a discussion with the full Board.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick
The following rule was presented by Andy for the 3rd and final reading.

Proposed Rule: 12.24 - No property owner will install a gasoline storage tank. Gasoline may not be stored within 20 feet of the shoreline.

Rationale: Until the Board can understand the potential environmental impact to the surrounding soil and nearby lake, as well as the rules and regulations required for monitoring potential contamination, it was requested that we enact this emergency rule to

prevent property owners from installing gasoline storage tanks or from storing gasoline near the shoreline.

With there being no further discussion on the proposed rule, Gina made a motion to accept the third and final reading. Ryan seconded the motion and the motion carried.

Andy presented the following rule change for the second reading.

Proposed Rule: 11.16 - Multi Lot Assessment: The amount of the assessment shall be 10% of the annual dues and assessments.

Rationale: This is the same language that was previously in the By-Laws. Changes to this rule in the future would follow the normal rules process of three readings, which would allow for member input and feedback.

Gina read an email sent by a member requesting the reading of the rule be postponed till September to allow the new board members the opportunity to learn the budgeting process. With there being no further discussion on the proposed rule, Stephanie made a motion to accept the third and final reading. Mike seconded the motion and the motion carried.

Andy presented the following rule for the first reading.

Current Rule: 4.3 - All watercraft must have a current permit affixed on the port (left) and starboard (right) side of the boat near the lot number or on the left and right side windows prior to launching. Annually, upon payment of dues, assessments and fees, members shall be entitled to purchase registered boat permits, which authorize them access to Lake Santee. Permits will be available in five different classes depending on the type of boat. The Board of Directors shall determine from time to time the amount of fee to be charged for such permits.

Proposed Rule: 4.3 - All watercraft must have a current permit affixed on the port (left) and starboard (right) side of the boat near the lot number or on the left and right side windows prior to launching. *Launching is defined as having the watercraft in the water or sitting/stored on a lift on the water.* Annually, upon payment of dues, assessments and fees, members shall be entitled to purchase registered boat permits, which authorize them access to Lake Santee. Permits will be available in five different classes depending on the type of boat. The Board of Directors shall determine from time to time the amount of fee to be charged for such permits.

Rationale: Updating the clarify the definition of “launching”. This definition is consistent with the practice that has been in place for many years.

With there being no further discussion on the proposed rule, Mike made a motion to accept the third and final reading. Billy seconded the motion and the motion carried.

A first reading of Rule 2.9 dealing with motorized carts was started, but the reading was not finished as it was realized the Board had not yet been presented the proposed change. The reading was tabled until next month.

Recreation – Mary Tapke
Mary provided the following report about upcoming events.

Upcoming events:

- August 14 - Luau
- August 28 - Farmers Market
- August 28 - Car Show
- September 4 - The Banister Family Bluegrass Band
- October 30 – Halloween Trick or Treat and Trunk or Treat

Lakes & Beaches – Gina Julien
Gina provided the following Lakes and Beaches report.

Dredging:
We received our Certificate of Approval for dredging from the State of Indiana Department of Natural Resources yesterday, August 10. Dredging will begin in the last cove to the west of the long, no-wake/fishing cove the week of August 23. As previously reported, McCullough Excavating & Silt Removal Company will be doing the work. They anticipate that it will take approximately eight days to complete. Please be patient with the on-water barge and excavation equipment that will be on our waterway. If you would like to see a clip of their mechanical dredging services, please go to their website: www.mcculloughexcavating.com

Private dredging: For dredging around your shoreline or around your dock, call for a quote: 765-386-6514

A members stated the dredging contractor will be placing an add in Smoke Signals for private dredging

Ryan King asked if there are restrictions for boating while barges are on the water. Gina stated that no official restrictions are in place but just asked for members to be patient and mindful of the barges while the dredging is occurring.

Steve Knight asked how close the dredging will get to the edge. Gina stated the dredging will get no closer than 10'-15' from the shoreline or docks.

Steve Knight asked if the private dredging is limited to the cove they are working in or if it can be anywhere on the lake. Gina stated private dredging can occur anywhere, as long as the depth of the water in the cove is a minimum of 5' deep of water.

Cove Names:

Thank you to all that submitted suggestions for cove names. We received close to 50 forms with recommendations. The purpose for naming coves is to assist Security in promptly locating a call for help on the water. The cove names that were voted on were selected based on location of the cove or shape of the cove and the number of suggestions for each cove submitted by membership. (Coves listed with only one or two suggestions are being provided due to the overwhelming number of same submissions by membership for these coves.) The board directors, including the new directors as well as the Lake & Beaches committee members and the Security team all had an opportunity to vote on the most common cove names submitted by the membership.

The first cove to the east of the dam is number 1, then coves counterclockwise were numbered for a total of eleven coves being named. See attached map.

Cove Name Votes:

Names shown in bold were selected. The asterick indicates a tie was broken by Board vote.

1.	**Dam Cove – 10 votes**	Huron Cove – 3 votes	
2.	**Sunrise Cove – 9 votes**	Ontario Cove – 5 votes	
3.	Four Branch Cove – 7 votes	**Mohawk Cove – 7 votes***	
4.	Tiny Cove E. – 4 votes	**E.Beach Inlet – 7 votes**	Minnow E.–3 votes
5.	**Fishing Cove – 8 votes**	North End Cove – 6 votes	
6.	**Pirate Cove – 8 votes**	Cheyenne Cove – 6 votes	
7.	**Fishtail Cove – 14 votes**		
8.	Tiny Cove W. – 3 votes	**Itawamba Inlet – 7 votes**	Minnow W. – 4 votes
9.	**Anchor Cove – 8 votes**	Paradise Cove – 4 votes	Party Cove – 2 votes
10.	**Beach Cove – 14 votes**		
11.	**Sunset Cove – 6 votes***	Pawnee Cove – 6 votes	Slide Cove – 2 votes

We will publish the map with cove names in the next Smoke Signals newsletter.

Imported Fish:

We received an email and photo of a large walleye fish that was caught recently in our lake by one of our members. The member was concerned about how the fish was introduced to Lake Santee as walleyes are normally cold-water fish found in deeper northern state waters. There are, however, several lakes in the state that stock walleye including Brookville Lake.

I checked with the two fisheries we have used over the last ten years, and they reported that we have not stocked walleye at Lake Santee. Although the lifespan of walleye can be ten years, reproduction of this species is rare in the state of Indiana due to the warm water temperatures. I consulted with a fish biologist and due to the size of the walleye caught by the member here at Lake Santee and the fact that we have not stocked this species, we believe the walleye was imported from another lake.

Importing fish into our lake can be harmful to our lake environment. According to the Indiana Department of Natural Resources, it is illegal to move fish from one public water to another without a fish stocking permit. Moving fish between waters can introduce diseases, disrupt the adaptive characteristics of a local populations, or cause competition between species that negatively affects game fish and aquatic resources.

I will submit a revision request to the Rules Committee for rule 7.11 to include verbiage that prohibits importation of any fish from other waterways

Membership – Stephanie Peetz
Stephanie stated there were eight new members in the month of July.

Community Room Committee – Stephanie Peetz
Stephanie stated the community room was rented seven times during the month with each rental being 3-4 hour time slots.

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

• Mark & Pamela	1024-1026	Pool
• Jeff Conner	258	Fence
• John Hill	798	Roof
• Joseph & Ana Hooten	370,371	House
• Robert Pierson	63	House
• Brian & Maureen Lakin	1162	House
• Tom Berkshire	247	Deck

Clean Up – Ryan King
No report was given

Roads & Maintenance – Bill Ryle
Bill Ryle made a motion for the board to approve a cost not to exceed $11,000 for the use of calcium chloride for dust control on the gravel roads. Ryan King seconded the motion. Mike Manlick asked about the corrosive effects the calcium chloride would have on vehicles. John Lecher stated that when applied, it would have no greater effect than normal

road salt and, when dried, would have negligible effects. The board voted and approved the use of calcium chloride for a cost not to exceed $11,000.

Security – Mike Manlick
Mike reported that during the month of June, 30 boat and traffic violations were issued. Of those violations issued, 50% were warnings and 50% were tickets.

Reminder: We need everyone's help to continue to keep our community safe. "See something say something"

Please drive slower on gravel roads to help reduce the dust trail. For every 5mph reduces the dust by 50% approximately.

OLD BUSINESS
No old business to report.

NEW BUSINESS
John stated he would like approval to be able to bid the minimum amount on an upcoming Decatur County tax sale lot to recoup a lien on the property. Ryan made a motion to approve. Stephanie seconded the motion and the motion passed to the agreed to amount.

MANAGER'S REPORT
I have several people to thank

Thank you to Tony Lake for 19 years of service on Security and Maintenance. Enjoy your retirement.

Thank you to all the summer help for their hard work. We had summer help in Maintenance and on the Security staff as beach and gate guards.

A special Thank you to Shannon Gibbs for her service on the Board. Shannon helped me with accounting, our website and business spreadsheets during my first 20 months as Lake Manager. She often times took on my workload herself, especially during the By-Laws revision meetings. I would not have been as timely or accurate as Shannon.

I would like to requested approval for the 2021-2022 Canadian Geese Hunt with open season being Sept. 11 – 19, Oct. 30 - Nov 7 and Nov. 20 – Feb. 13. Hunters this year will be Brandon Litmer, Abe Koehne, John Lecher, Ryan King, Mark Koehne, Kevin Belter, Greg Yazel, Kyle Kennelly and Todd Pieczonka. Gina made a motion to approve the goose hunt and hunters. Stephanie seconded the motion and the Board approved.

There being no further business, Mike moved to adjourn, seconded by Stephanie, motion carried. The next regular meeting will be held on September 8, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the September 8, 2021 meeting.

Respectfully submitted,
Nathan Walsman, Secretary