LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 8, 2022

The Lake Santee Property Owners Association Board of Directors met on June 8, 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, Gina Julien, Bill Ryle, Ryan King, Shannon Gibbs, and Mike Manlick. Employees present were John Lecher and Rick Crawford (1482). Members present were Jim & Gayle Bryant (599), Bob Kasee (760), Ginger Ryle (579), Ronda Peetz (1057), Donna Knight (108), Carol Goodwin (285), Nancy Fredrickson (348), Polly Ann Fox (881), Paul Gosnell (1147), Tony & Jodi DePalma (218), Craig Stilwell (201), Tony Adelman (198).

President Knight called for a review of the minutes of the May 11, 2022, meeting. The minutes were approved on a motion by Gina Julien, seconded by Mike Manlick.

In Nathan Walsman's absence, Shannon Gibbs gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Shannon then presented the following bills to the Board for approval:

August Mack	$	2,200.00	Lecher, John	$	223.37
Bingham Greenebaum	$	1,422.52	Pieczonka Unlimited	$	156.00
Cardmember Service	$	725.97	Premier Energy	$	3,224.07
Colonial Life	$	97.00	Pitney Bowes	$	9.78
Crawford, Rick	$	35.00	Purchase Power	$	320.99
Deb's Cleaning Services LLC	$	200.00	R B S K	$	45.48
Dec Co REMC	$	1,453.09	Stone's Farm Service	$	66.16
DISA	$	61.50	Summit Microsystems	$	50.00
G P C	$	838.33	TELISPIRE	$	106.50
Greensburg Tool & Supply	$	41.20	The Office Shop	$	67.23
HarmonicstheBand	$	640.00	Tops Home Center	$	242.74
Laine Chemicals	$	3,105.68	VanSlambrook, Jim	$	500.00
Lake Santee Marina	$	70.77	Total	$	16,471.73
Lake Santee RWWD	$	568.35	*Bills Paid Prior*		
			Pieczonka Unlimited	$	606.00
			Total all disbursements	**$**	**17,077.73**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Paul Gosnell announced that the cutoff for the *Smoke Signals* would be June 16th for the July issue due to how the July holiday fell this year.

CORRESPONDENCE

- A member emailed with a concern about ditches being filled in level with the road without the proper size drain. They feel the Board should have a resolution stating standards to prevent water from backing-up on properties and/or washing out the road. John informed the member that the Board and Building Committee have had recent discussions on this matter and have guidelines for culvert size and minimum swale depths for filling in ditches. It is difficult to make a specific rule because properties vary based on location and slope.
- Received an anonymous letter from "Concerned Members" regarding By-Laws in ARTICLE III – Elections. Section 3 - Filling Vacancies. No contact was provided for response.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick
Nothing to report this month

Recreation – Mary Tapke, reported by Ryan King in Mary's absence
The first concert (Rusty Bladen on May 28) went off without any problems. Weather was great and it was estimated over 200 attended

Upcoming June/July Events include:
- June 11: Fast Ed and the Sticks Band
- June 25: The Harmonics Band
- July 2: Mad Hatter DJ, Oddz r band and Fireworks
- July 3: Youth Fishing Tournament
- July 9: Slammer Jam Band
- July 30: Luau and entertainment

Lakes & Beaches – Gina Julien
Invasive Species
We are continuing our educational effort on invasive/ nonindigenous aquatic species with the campaign of "Stop Aquatic Hitchhikers – Be a Good Steward". This month I am featuring information on Chinese Mystery snails. Please see July Smoke Signals for more information.

Aquatic Plants
Aquatic Control re-installed plants in the cove at lot 288. To provide extra protection, they used coconut logs and mats to help secure the plants and allow better root growth. All totaled they put in 5 coconut logs and 100 white water lily plugs. They will monitor the progress throughout the summer to see how things progress.

We are meeting with another vendor to look at other LSPOA shoreline for future plantings. I will keep you up to date on recommendations.

Update and Timeline for Streambank Stabilization and Silt/Sediment Reduction:
As mentioned last month, we are now in step 2 of this project by hiring the design engineer, V-3, to conduct the necessary surveys for the regulatory agencies and design build. V-3's work began yesterday with another site visit and meeting. We anticipate the surveys to be completed and design prints to be

ready for submission to the three regulatory agencies by October or November. The 3rd step - Regulatory review and receipt of permits will take approximately 6-10 months. We are utilizing funds collected from annual fees for design build, surveys and permitting, as well as setting aside funds for the 4th step / construction phase, which should begin in the fall of 2023.

Membership – Shannon Gibbs
We had two new members to report in the month of May.

Community Room Committee – Shannon Gibbs
There was one Community Room rental in the month of May.

Building Committee – Ryan King

The following building permits were issued in May:

Name	Lot	Type
Tom Berish	556	Boat Dock
Brian McBride	566	Detached Garage
Elizabeth Root	1111	Roofing
Dustin & Andria Wise	1164/1165	Deck
Michael & Laura Harp	1305/1306	Home Addition
David Fishburn	71	Roofing
Jeff & Rita Mackzum	1656	Deck
Dakota Meyer	1598	Deck
Roger & Beverly Hirtz	113	Detached Garage
Sandy McLean	589	Breezeway
Jarod Bailey	866	Outbuilding
William Meyer	939	Boat Lift

Clean Up – Ryan King
Lake side cleanup tour originally scheduled for 5/27/22 was canceled due to weather conditions & will be rescheduled this month.

Currently there are 15 properties under watch & 3 violation assessments for cleanup.

On May 14th, lake members joined together for litter pickup day & it was very successful.
Together we removed 49 pounds of trash & litter from our roadsides and diches. A big thank you to everyone that attended the event!!

Roads & Maintenance – Bill Ryle
We have been spreading stone. The dust control material has arrived and Brandon will select time to apply.

Mowing continues.

Security – Mike Manlick

Summer is now here. Please be mindful of safety first and if you loan your boat to others, please make sure they know boater safety.

Remember to watch your speed and distance on the roads and lake.

President Knight added that many of Lake Santee's boating rules mirror Indiana state boating laws so they are not unique to this lake and here for everyone's safety.

OLD BUSINESS

NEW BUSINESS

- President Knight reminded everyone that Stephanie Peetz resigned last fall so Shannon Gibbs was appointed to replace her. Per the By-Laws, Shannon is required to stand for election but she has a had personal opportunity that will require additional time commitment, so Shannon has chosen to resign her position at the end of her term in August. President Knight thanked Shannon for her contributions to the board during her appointed term.
- Nominating Committee: Nancy thanked the nominating committee, Stephanie Schene and Keaton Mueller, for their assistance then announced the nominated candidates:

Tony Adelman	Bill Collings
Missy Fitzgerald	Polly Fox
Carol Goodwin	Bob Kasee

- Phase 2 environmental inspection: John is seeking approval for a phase 2 environmental inspection of the marina property, with a cost not to exceed $10,000. Shannon made a motion, seconded by Billy and the motion carried.
- Commercial Inspection: John is seeking approval for a commercial inspection of the marina property, with a cost not to exceed $1,000. Shannon made a motion, seconded by Andy and the motion carried.
- Marina Loan: President Knight requested approval for the Marina loan of $615,000 at 4.25% based on the membership vote. Andy made a motion, seconded by Ryan and the motion carried.
- Purchase lot 458: John requested to purchase lot 458 for the amount agreed upon in executive session. After answering audience questions a motion was made by Mike, seconded by Ryan and the motion carried.
- LLL Club 50/50 raffle: President Knight explained the request from Vicki Wilson to conduct a 50/50 raffle during the LSPOA entertainment. President Knight further explained that there was a precedent where the Women's Club had discontinued this practice of a 50/50 raffle several years because of the gambling laws related to 50/50 raffles. Additionally, President Knight further explained that if the Board were to approve something of this nature, we would have to give the same opportunity to all Lake Santee clubs which ultimately could lead to our members and performers being annoyed by asking to participate in fundraisers every time they came to listen to the music. This could detract from the people wanting to come down to the amphitheater. The conclusion was that Lake Santee sanctioned clubs cannot have 50/50 raffles.
- Restaurant Committee Resolution: President Knight recapped the objectives of the restaurant committee. To approve, the Board Members sign the resolution. The resolution was passed around for Board Member signature. Several members of the audience volunteered to participate on the committee.

MANAGER'S REPORT

We are accepting applications for Summer Help for Maintenance, Beach Guards and Gate Guards. Applications are available online or in the office.

Please review boat regulations with your family members, we are seeing many boating violations.

Yard Sales will be held Friday July 1st and Saturday July 2nd. Please notify the office with your lot number by June 24th to be included on the list.

There being no further business, Gina Julien moved to adjourn, seconded by Ryan King motion carried. The next regular meeting will be held on July 13, 2022, at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the July 13, 2022, meeting.

Respectfully submitted,
Shannon Gibbs for Nathan Walsman, Secretary