LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 8, 2026

President Steve Knight called to order the July monthly board meeting of the Lake Santee Property Owners Association and welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met July 8, 2026 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Michael Dora, Polly Fox, Gina Julien, Steve Gray, and Craig Stilwell. Members in attendance were Scott Higinbotham (1338), Carol & Maury Goodwin (285), Todd & Barb James (375), Bruce Bryan (842), Betsy & Kyle Kennelly (906), Tom & Jodi DePalma (218), Tony & Connie Adelman (198), John & Lacy Hunt (912), Abigail Anderson (1238), Kim Stilwell (201), Debra Richter (930), Tim & Barb Hanson (1225), Steve & Deb Yost (803), Donna Knight (108), Kevin & Nancy Dick (344), Dave Julien (851), Jeff Haboush (536), Rick Crawford (1482).

President Knight called for a review of the minutes of the June 10, 2026 meeting. The minutes were approved on a motion by Craig seconded by Steve.

Michael gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Michael then presented the following bills to the Board for approval:

Aquatic Control	$	12,000.00		Premier Companies	$	2,709.75
Cardinal Pest Control	$	55.00		RBSK	$	4,111.00
Colonial Life	$	330.96		Stone's Farm Service	$	264.10
Depew, Randy	$	93.99		Stone's Napa, Inc.	$	222.55
Elan Financial Services	$	7,265.69		Summit Microsystems	$	50.00
Greensburg Tool & Supply	$	256.16		Telispire	$	105.00
Jackson's Nursery	$	2,462.50		Tops Home Center	$	88.47
Koenig	$	1,289.00		The Office Shop	$	459.36
Lake Santee RWWD	$	786.81		Wesseler Excavating LLC	$	5,247.00
Lecher, John	$	183.63		*Bills paid prior*		
LSPOA - Petty Cash	$	155.16		Barber, Everett	$	300.00
LSRWWD	$	1,968.40		Foudray, John	$	1,125.00
Margaret Mary Health	$	40.27		Harrison Sand & Gravel	$	22,278.96
Municipal Electronics Division	$	227.17		Paduano, Christopher	$	1,500.00
Murphy Insurance Agency	$	4,017.00		Pitney Bowes	$	212.61
New Point Stone	$	734.73				
Pieczonka Unlimited	$	805.10		**Total Disbursements**	**$**	**71,531.52**

Marina

First Financial Bank	$	1,424.32				
Gauck, Joseph	$	372.00		*Bills paid prior*		
Great Plains Communications	$	168.99		Straber Oil Co., Inc.	$	6,516.38
Midwest Maintenance	$	493.50				
RBSK Partners	$	57.50				
Straber Oil Co., Inc.	$	7,195.74		**Total all disbursements**	**$**	**16,228.43**

After presentation, the bills were approved for payment on a motion by Polly, seconded by Gina.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member pointed out that all 5 of the board candidates are in attendance at this evening's meeting and they are very qualified. The member also stated that the Recreation Chair used to have a committee and recommended bringing that back to help. Also stated the Women's Club Bake Sale made $1,805 and will be looking to use that money to replace the metal slide at the main beach.
- Member asked the process during rule readings and when members are allowed to speak. Steve stated that after the 2nd reading and before a motion is made is when member input is allowed.
- A couple members stated their appreciation for the outgoing board members and all they have done for the community.
- Member asked about the presence of the vegetation in the lake. Gina stated we will be discussing later in the meeting.
- Member stated the car show made $1,600 the past weekend. Bringing their total raised to $8,800. The money is being donated to Decatur County for Kids and our local fire department.

CORRESPONDENCE

- Received 2 emails with input on the 1st Reading of 4.6 on Wake Surfing. The emails were forwarded to the Board Members for review and consideration for revisions of the 2nd Reading.
- Received 4 emails from members on plant growth in the lake. We started to see this last summer. This is coontail (*Ceratophyllum demersum*). It is a native species that in general is regarded as beneficial as fish habitat. It also can be a very effective filter of water, trapping sediments and out competing algae growth when populations are established. It can however, grow in dense stands that interfere with boating, and water access especially from impacted docks. The best recommendation is to leave it alone. The growth does not always become problematic on larger lakes, and even then, may only be in certain areas which can be effectively spot treated while leaving the remaining habitat. We need to come up with a process of how members request treatment and how to pay for it. We want the treatment to be done by our lake specialist company.
- Received several responses to violation assessments for boats on member's dock or lift without a current year boat permit as violations of Rule 4.3. Members are given until Memorial Day weekend to affix their permit.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

<u>1st Reading Rule 12.19</u>

Current Rule

12.19 Roofing for structures shall be wood/composite shingles or metal, which shall meet the following specifications:

1) Concealed fasteners or clips are required.
2) Metal must be fully supported by decking material.
3) Must be installed in accordance with architectural standards for seamless metal roofing.
4) Finish cannot be galvanized and must have a minimum 30-year warranty to include color fading.
5) Metal must be a minimum of 29 gauge.
6) Color is subject to Building Committee approval.

All other roofing materials are subject to Building Committee approval.

Revised Rule

12.19 Roofing for structures shall be wood/composite shingles or metal, which shall meet the following specifications:

1) ~~Concealed fasteners or clips are required.~~
2) Metal must be fully supported by decking material.
3) Must be installed in accordance with architectural standards for ~~seamless~~ metal roofing.
4) Finish cannot be galvanized and must have a minimum 30-year warranty to include color fading.
5) Metal must be a minimum of 29 gauge.
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All other roofing materials are subject to Building Committee approval.

Rationale: Update current building standards to keep up with the improving building materials.

Nathan made a motion to accept the 1st reading of Rule 12.19. Craig seconded the motion and the motion passed.

2nd Reading Rule 5.6

Current Rule

5.6 Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start of day Saturday of Memorial Day weekend through the end of day Monday of Labor Day weekend. Wake surfing will only be allowed in the area from the dam northward to the second cove north of the main beach on the east side. This area will be designated by specific buoys marking the northern most border. While wake surfing, boats must stay 200 feet off the shoreline at all times. Wake surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake.

Revised Rule

5.6 Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start of day Saturday of Memorial Day weekend through the end of day Monday of Labor Day weekend. Wake surfing will only be allowed in the area from the dam northward to the second cove north of the main beach on the east side. This area will be designated by specific buoys marking the northern most border. While wake surfing, boats must stay 200 feet off the shoreline at all times. Wake

surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake. **A wake surfing permit ~~certificate~~ will be required to engage in the sport of wake surfing at the above designated times and dates. Twenty-five (25) permits ~~certificates~~ will be made available to anyone wishing to use wake enhancing equipment for wake surfing. The wake surfing permit ~~certificate~~ will follow the member not the boat.**

A member:

a) Must own a wake surfing boat in order to retain a wake surfing permit ~~certificate~~.

b) Can retain their wake surfing permit ~~certificate~~ for as long as they own a wake surfing boat and purchases a certificate every year. Any lapse in renewal of the permit will require the permit to go on the membership waiting list. Permit year follows the fiscal year which is March of current year to February of the following year.

c) **Will lose their ability to apply for a permit ~~certificate~~ for two years if they wake surf or use ballast or wedge ~~any wake enhancing equipment~~ outside the designated wake surfing area for wake surfing, wake boarding or any other reason.**

Polly made a motion to accept the 2nd reading, Gina seconded the motion, and the motion passed. Nathan and Craig opposed.

Recreation – Steve Gray

The following recreation events occurred since the June 10th, 2026 LSPOA meeting:

- Woomblies Rock Orchestra – June 13th, 2026
- Car Show – June 20th, 2026
- Lake Santee Fireworks Display – July 3rd, 2026
- DJ on the Beach – July 4th, 2026
- Lincoln Street Band – July 4th, 2026

Upcoming recreation events include:

- Saffire Express Band – July 11th, 2026
- The Belairs – July 18th, 2026
- Farmers Market – July 25th, 2026
- Project 19 Band – August 1st, 2026
- Womens Club Auction – August 8th, 2026

Community Room Committee – Steve Gray

There were six Community Room rentals and two Shelter rentals in June.

Lakes & Beaches – Gina Julien

Youth Fishing Tournament:

The Youth Fishing Tournament was held on Sunday, July 5. It was an overcast day with temps in the 70's – perfect fishing weather. We had 41 youth anglers. Trophies, door prizes and goodie bags were generously donated by Chris and Rhonda Bennett and Craig and Pam Duncan. Bait was donated by Gary Hampton and Greg Yazel. Food, beverages and supplies were donated by my husband, Dave Julien, and me. Zero money was spent by the LSPOA for this very well attended and fun event.
Winners in each age group were awarded trophies:

Age 3 to 5:
Smallest Fish: Maverick Liville
Biggest Fish: Levi Sweet
Most Fish: Ezra Hall

Age 6 to 8:
Smallest Fish: Kate Mullen
Biggest Fish: Clay Hoover (Largest fish caught overall – 20.5")
Most Fish: Sheperd Crull

Age 9 to 11:
Smallest Fish: Owen Alerding
Biggest Fish: Jackson Montgomery
Most Fish: Ila Judd (Most fish overall – 11)

Age 12 to 14:
Smallest Fish: Elliott Wise
Biggest Fish: Trinity Harmon (16" Bass)
Most Fish: Bryson Montgomery

A very large selection of door prizes was raffled off. Door prizes included 13 fishing rods/reels, 4 tackle boxes, 6 soft sided tackle bags/back packs, fishing supplies, 6 bass pro hats, and water bottles. All participants received goodie bags as well (again, all donated by the Bennett's and Duncan's).
A huge thank you to our generous donors and volunteers: Chris and Rhonda Bennett, Craig and Pam Duncan, Dave Julien, Gary Hampton, Marc Santoro, Steve Gray, Greg Yazel, Jeff Davis.

Retention Pond maintenance:
Last month we had our contractor remove sediment captured in our retention pond. An estimated 5,000 cubic yards of sediment was removed. This equates to about $1 per cubic yard to dredge the sediment pond verses $22 per cubic yard to dredge the lake. The capture of this amount of sediment demonstrates that the mitigation project is working well. Maintenance will occur every couple of years.

East Beach Clean-up:
After the flood in early June, the East Beach took a beating and was covered with debris and ruts in the sand. The maintenance crew did a clean-up of debris, raked the sand and added additional sand.

Fish Stock:
As previously reported, we have an abundance of Chinese Mystery Snails. These are invasive and were more than likely put into our lake by someone emptying their fish tanks. These snails rapidly multiply and then have a huge die off, but multiplication continues by the millions. There is not a chemical that can be applied to the water to rid our lake of these snails without killing fish or altering the eco system. Redear Sunfish or commonly referred to as shellcrackers" for its diet of snails which it crushes with specialized throat teeth. It is identified by a red or arrange-edged black "ear" flap. We had Aquatic Control deliver and install 6,000 four-to-five-inch redear sunfish last month. We will continue to have redear stocked so that we can take advantage of their shell cracking and snail eating with the goal of helping to reduce the number of Chinese Mystery Snails. Please remember, Redear sunfish are CATCH AND RELEASE only.

Shot Rock Placement:

With the high water and flooding in early July, we had an area that water ran quickly out of the sediment pond and displaced rip rap across from the exit area of the retention pond. We replaced this rip rap with larger stone called shot rock. This will help to keep that shoreline more stable.

Coontail (Ceratophyllum demersum) plant growth:
Last year we began to see vegetative growth of coontail in limited amounts in some of our shallow water coves. As mentioned by John in his report of correspondence, this vegetative growth offers many benefits to our lake health and provides fish habitat. I too have received numerous phone calls and in-person complaints about the vegetation being so thick in some coves that it is hampering the use of boats (getting caught up in props), people cannot swim or float in these areas nor can they fish in areas that are so thick. I contacted Aquatic Control to see if there is a safe "spot" treatment that can be applied to these problematic areas. One of our consultants at Aquatic Control stated that the lake is heading toward a vegetation dominant system and the more vegetation grows the clearer the water is likely to become, leading the vegetation to be able to grow in deeper and deeper water. As stated by our Aquatic Control advisor, some vegetation is overall beneficial and can help outcompete the normal cyanobacteria blooms. A typical benchmark referenced in the regulatory community is a minimum of 30% littoral coverage. Of course, as a lake become clearer, that littoral zone acreage increases, and thus that minimum 30% benchmark. Coontail, can become especially problematic in clear water. However, if you kill too much of it off, the lake will go right back to a bloom dominated and brown water state. For areas of minimal impact, Aquatic Control recommends manual removal (i.e. with a rake) and to get down under the coontail to remove all the biomass (no roots, just strands).

As vegetation becomes able to establish in deeper water where it is less likely to cause these impairing conditions, the deeper growth should be left as habitat and water column filtration. For now, Aquatic Control's recommendation is to focus on areas of growth that would be impairing normal water use and access. This would include areas where the vegetation is impairing homeowners' ability to get their boats in and out of their shoreline boat lifts/docks or interfering with safe recreational use.

Per Aquatic Control, treatment of impaired areas can be completed for the following prices. Since the lake is a drinking water supply, we are more limited in what we can use to manage submersed aquatic vegetation without triggering additional water use restrictions or monitoring for drinking water safety. If the vegetation present is entirely coontail, these prices would be reduced further.

<10 acres: $625/acre
>10 acres: $525/acre
If a vegetation survey is needed to be performed to determine impaired areas and acreage, this survey can be completed by my staff for $1,500.

Treatment will last through the season (until October 15) and will be effective to 4-foot depth with minimal to no impact in water greater than 8 feet deep, thus allowing good vegetation that provides fish habitat and water filtration.

Currently there are two known areas on the lake where vegetative growth is greatly limiting members access to using their boats - East Beach Inlet and Sunrise Cove. These two areas need immediate attention and treatment. Future treatment areas will be assessed by Lake Manager, Maintenance Manager, LSPOA President and Lake & Beaches Director. Decision to treat areas will be based on the recommendation by Aquatic Control as underlined above.

I have one motion and one recommendation:

MOTION for limited treatment for no more than $3,000 to occur with the next algae treatment by Aquatic Control on July 24. Steve Gray seconded the motion and the motion passed.

NOTE: The day of treatment the lake will be at "Idle only" to minimize excessive disturbance and more rapid dilution of the treatment.

Because this is a lake-wide issue (much like algae control), I am strongly recommending that treatment cost for vegetative growth be included in our annual budget moving forward.

Dam Spillway Repair Update:
Civil & Environmental Consultants (CEC) is investigating dam spillway concrete voids and will provide a detailed investigative report and fee for moving forward with the concrete repairs.

Membership – Polly Fox

We had three new memberships in the month of June, including:
Wayne and Katherine Davis, Lot 1446

Marina – Polly Fox

Marina

A reminder to the membership that we will be lowering the pool a little earlier this year as well as a little lower so that we can begin work on the new sea wall at the marina. We intend to do half this winter and the other half next winter.

Marina (Lower Level) Store

Thank you to the marina store help over the busy July 4 weekend. All went smoothly. We did not run out of supplies or gasoline. So, it appears we were well prepared and we are grateful to all who made that happen.

We will keep the posted hours of operation at least until school begins in early August. At that time, we may need to reduce store and dock gasoline hours. We will keep the membership posted if and when those changes. In addition to the normal weekend hours, we will be open Monday, September 7, Labor Day from 10:00 am to 3:00 pm.

Marina Shop

The transition to the new lessees of the marina shop happened very seamlessly on June 1. Thank you to the Armantrout's and Pat Knafel and Eric Sieg for that smooth transition. They are operating under the same name; Lake Santee Marine Service. Please see their ad in the Smoke Signals for additional information.

Lakeview Wellness (Marina House)

I want to thank the entire membership for their patience and support of the marina house renovation project. The leadership has been hard at work finalizing plans with the builder to ensure the properly do the project in stages. Anything worth doing is worth doing thoughtfully and well.

Lakeview Wellness plans to continue offering private pool rentals through August. The pool will then close for renovation preparation and construction. While the exact timeline is still being finalized, updates will continue to be shared as plans are confirmed.

A sincere thank you to everyone who donated, volunteered, and shopped at the Fourth of July Community Garage Sale. Together, the community raised $2,476, with all proceeds going toward maintaining the marina building. The fundraiser was also a wonderful opportunity to welcome community members into the building, offer tours, and hear feedback about the space.

The inaugural Summer School workshop series has been a great success, and Lakeview Wellness is grateful to the local presenters who generously donated their time and expertise.

The Lake Santee Family Camping Weekend hosted by the Lakeview Wellness Youth Group and Friends is set for August 21-23 at Camp Woodsmoke. Families interested in camping can contact John at the Lake Office for details and reservations. We are looking for volunteers to help with meals and games/activities. To help with meals contact Debra Haboush 317-801-2628. To help with games/activities, please contact Angela Choate 317-258-2034. Cash/Check donations are being accepted at the Lake Office.

To stay up to date on renovation progress, upcoming programs, and volunteer opportunities, sign up for the Lakeview Wellness newsletter at LakeviewWellness.org.

Building Committee – Craig Stilwell
The following Building Permits were issued in June:

Gayle Bryant	599	Pool
Mark Kolp	121	Fence
Ryan King	142	Culvert
James Schmid	946	Asphalt Shingles

Clean Up – Craig Stilwell

A cleanup round (by road) was conducted on June 16th. As a result, 7 courtesy letters, 4 second-notice letters, 3 third-notice letters, and 4 "fines continue" letters were sent to members. A tour of the lake properties by water is scheduled for this Friday, July 10th.

Roads & Maintenance – Aaron Fitzgerald

- 2 water leaks repaired
- 26 locates
- 1 water tap
- 1 sewer tap
- Gravel on roads completed
- Dust control on roads, still have a few roads to spray
- 5 new spruce trees at entrance
- Seeded and straw at entrance also.
- Replaced all rope on beach barrels with new swivels cleaned brush out of the spillway creek
- Continue to work on culvert around lake.
- Paved Itawamba

Security – Ryan King

MILES- 2037
HOURSPATROL-450
HOURS ON CALL- 270
RADAR- 17
ROAD WARNINGS- 1
ROAD CITATIONS- 2
WATER WARNINGS- 0
WATERCITATIONS-17
ROAD ISSUES- 5
WATER ISSUES- 8
ASSIST CVFD, DCSD, DCEMS- 5
ANIMAL CALLS DOMESTIC, WILDLIFE- 4
REMOVE NON-MEMBERS- 3
VANDALISM- 1 (DONUTS IN PARKING LOT)
PROPERTY OWNER CALLS- 55
RV/CAMPER CHECKS- 3
GOLF CART INSP- 19
SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

SCHOOL KIDS AND BUSES, REMEMBER STOP ARM OUT MEANS STOP!!!
WATCH FOR KIDS.
$200.00 FINE AT THE LAKE +++ COUNTY FINE
LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.
SEE SOMETHING SAY SOMETHING!

OLD BUSINESS

- East Beach Committee update

NEW BUSINESS

- Set aside transfer – Transfer $115,000 from FFB checking to Edward Jones investment account from budget. Motion made by Michael to transfer, Craig seconded the motion carried.
- Position posting – Polly made a motion to approve an Assistant Lake Manager position as discussed in the executive meeting. Gina seconded the motion and the motion carried.
- Nuttin Fancy Band Friday Sept. 25th. Craig made a motion to accept the free concert to be held at Lake Santee. Polly seconded the motion and the motion carried.
- Woomblies June 12, 2027. Steve made a motion to approve the event. Michael seconded the motion and the motion carried.
- Camp Woodsmoke campground rental- Steve made a motion to approve the LSPOA donate a maximum of $440 for the balance of the event. Michael seconded the motion and the motion carried.
- Boat slip at community dock – Gina made a motion to accept the installation of a boat lift at one of the marina slips. Craig seconded the motion and the motion carried.
- Youth Group Car/Cart Wash weekend of July 25 – Michael made a motion to accept and Polly seconded the motion and the motion carried.

MANAGER'S REPORT

Ballots for the Board of Director's election will be mailed by July 15th. Please review the candidates and vote for up to 3. Ballots must be returned in the return envelope with your name and lot number provided. The deadline for returning ballots is by 1:00 PM August 8th at the lake office.

The 2026 Annual Meeting of the Lake Santee Property Owners Association will be held Sunday August 9th at 2:00 PM.

Everyone is invited to the Lake Santee Family Camping Weekend at Camp Woodsmoke on August 21st-23rd. Join us for the weekend or join us for some of the various activities. More information to come. The Board of Directors have agreed to include this as part of our Recreation activities for the youth of our community. It is a very special opportunity to link our youth with others in our community as well as enjoying activities in the outdoors. We are looking for volunteers to help with meals, activities and clean up. If you can't volunteer your time, please consider donating food or money for the weekend.

I would like to thank Aaron, Gina and Steve for volunteering their time and efforts to serve on the Board. I think it should be a requirement for a member to serve on the Board to earn the right to post on social media. I want to thank Gina for her six years on the Board during a very important time for the Lake & Beaches. She was tasked with Silt/Sediment mediation, water analysis, shoreline erosion and dam analysis. She worked very hard with her committee members, contractors and fellow board members to increase water quality and to protect the lake as our most valuable asset. A special Thank You to Steve for serving on and leading the board. Only Donna and I know how many hours Steve devoted to serving as President. Rarely did a day go by that Steve didn't check in or call me about an idea. He was very instrumental in steering the Board in the right direction on tough decisions such as, dues increase, marina purchase, and building our reserve for future expenditures.

With no other business to conduct, the meeting was adjourned by a motion from Craig and a second from Polly.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary