LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 10, 2018

The Lake Santee Property Owners Association Board of Directors met on October 10, 2018 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Angel Hocker, Randy Ostendorf, Steve Gauck, Shannon Gibbs, Polly Ann Fox and Bill Ryle. Employees present were Rick Crawford (1482), Mike Cutrufelli (172), Fae Cutrufelli (172), Jim Hornig (668), Tony Lake (1197) and Brittany Green (1294). Members present were Dan Archiable (252), Rick Johnson (543), Ginger Ryle (579), Ronda Peetz (941), Ron and Vicki Wilson (510), Rick and Judy Veach (1384), Claude and Shirley Livesay (530), Chuck and Jane Bryant (829), Larry and Anna Kiernan (563), Paul Gosnell (1147), Clair and Nancy Fredrickson (348), and Chris Ehrhard (915).

President Lecher called for a review of the minutes of the September 12, 2018 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Steve Gauck. One correction was made to the minutes for a spelling error where Carol Goodwin's name was misspelled.

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 Group	$ 1,310.00	Bernard Meyer	$ 3,583.93
Best Way Disposal	$ 688.68	Floyd Myers	$ 250.00
Cardinal Pest Control	$ 45.00	New Point Stone Co., Inc.	$ 298.13
Cardmember Service	$ 460.35	Pitney Bowes	$ 171.93
Colonial Life	$ 101.54	Premier Companies	$ 1,462.74
Decatur Co. Treasurer	$ 1,350.05	Stone's Napa, Inc.	$ 17.24
ETC	$ 439.05	Summit Microsystems	$ 50.00
Franklin Co. Recorder	$ 25.00	The Office Shop	$ 41.08
Gillman Home Center	$ 109.15	Tops Home Center	$ 1,503.62

Harrison Sand & Gravel	$ 4,489.10	TOTAL	$16,852.55
L.S.R.W.W.D.	$ 455.96		
Bills Paid Prior to Meeting		REMC	$1,163.78
Wallpe & Trenkampe	$ 459.58	Decatur Co. Treasurer	$ 494.05
Total Disbursements	**$ 18,969.96**		

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member asked if it would be possible to put up night reflective buoys on the water where existing buoys are located.
- A member asked if the 4th of July boat parade and Memorial Day Golf Cart Parade could be added to the recreation calendar for next year.
    - Shannon stated she would look into it but it was also stated the boat parade has always been put on by individuals not the association.
- A member stated that lake access lot 544 is looking great with the additional fill dirt being added to smooth out the areas from the dredging.
- A member brought up a request to add additional stop signs at road intersections, such as Mohican/Mojave.
    - Brittany stated that maintenance has been working to clear brush at the intersections. Doug also added the board would look into stop signs.
- A member stated there was a black boat playing music excessively loud with at least one song having vulgar language. The board was asked to look at creating a rule to not allow this type of activity or a way to discourage loud music while skiing, tubing, or wakeboarding.
- A member asked that all fishermen be careful when fishing between boats and boat lifts. They have found scratches on their boat that was believed to have been caused by fishing lures.
- Mike Cutrufelli wanted to remind everyone that the CERT meetings are held the 3rd Wednesday of the month at the EOC office. Please contact Mike if you would be interested in joining CERT.

CORRESPONDENCE

Brittany presented the board with two pieces of correspondence. One was an email from a member in regards to multiple concerns with the possibility of allowing RV/Camper storage on lots. The letter stated that this would negatively impact the property values at Lake Santee. The second letter was in regards to loud music being played on boats as individuals are wakeboarding, skiing, and tubing.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol stated that she has put together a small committee to start looking at the existing rules and regulations to see if any of them need updated.

Carol then presented a rule change and the second reading of Rule 2.9 (f).

2.9 – *Motorized Carts*

f.) Motorized carts operated after dark will be inspected annually and must be with the following functional safety devices: two (2) white headlights, one (1) on each front corner, two (2) red taillights one (1) on each rear corners, reflectors on each side, turn signals, brake lights, *white or amber cautionary light visible 360 degrees*. Front, rear, and *cautionary lights* must be visible under normal conditions for a minimum of 500 feet.

Carol asked for a motion with Steve Gauck providing a second. When asked if there were any comments, Polly Fox stated when recently looking at golf carts she found that the newer models no longer have two lights but rather lights all the way across the front of the cart. Carol stated with this additional information she would like to withdraw her motion on the second reading to allow further research. The purpose of updating the rule was because of the limited availability of amber rotating lights and the POA wanting to stay up to date on current availability in the golf cart market.

Carol completed the second reading of a new rule to section 7 (Fishing) of the existing rules. She then proceeded with the second reading of rule 7.13.

7.13 – *Fishing*

Introduction of outside species is strictly prohibited unless authorized in writing by Board of Directors. Violators will be subject to fines and loss of Lake Santee privileges.

Carol asked for a motion to accept rule 7.13 as read with Steve Gauck providing a second, motion carried. Carol Goodwin then asked for a motion to waive the third reading and move forward with the rule addition. Polly Ann Fox provided a second, motion carried.

Recreation – Shannon Gibbs

Shannon stated that the last golf cart run of the season would be Saturday, October 13th. Trick or Treat & Trunk or Treat would be held on October 27th starting at 5PM. She announced that the Holiday Lighting Contest would take place on December 8th and Breakfast with Santa would be December 15th.

Lakes & Beaches – Randy Ostendorf
Randy stated that the fish survey was completed on Monday (10/8) and he hoped to have the results by the November board meeting. He thanked Craig Duncan for allowing him to go out on the water to view the fish count. He stated the lowering of the lake would start the following week. It will be lowered 5-6ft to allow for repairs to docks and also hoped for a gizzard shad kill off again this year. Randy said he has been contacted by some members who would like to see the boat ramp extended out further to allow for putting boats in during the winter months without the worry of scratching the boats or props. – he will look into this.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 810 Larry & Janet Williams
- Lot 106 John Sedlak & Beth Gray
- Lot 169-171 Dana McCormick
- Lot 440-441 Kevin & Angela Choate

Community Room Committee – Angel Hocker
Angel stated the normal activities took place in the Community Room during the month of September.

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

• Lot 1665	Scott & Janet Freeman	Outbuilding
• Lot 1186-1187	Delbert Conley	Roof Replacement
• Lot 1534	Tim & Sheryl Butcher	Pool
• Lot 851	Gina Julien	Home
• Lot 102-103	William & Thomas Eppinghoff	Rip Rap
• Lot 849	Phillip Baker	Replace Boat Dock
• Lot 1482	Richard Crawford	Geothermal
• Lot 405	John Logan	Roof Replacement

Clean Up – Steve Gauck
Steve stated the clean up committee did not make it out prior to the meeting but would go out prior to the next meeting. He added that five properties are now being fined.

Roads & Maintenance – Polly Ann Fox
Polly gave the maintenance report with the following having been completed:

- Graded and filled pot holes on stone roads.
- Replaced vent fans in restaurant bathrooms.
- Repaired drywall in men's bathroom in restaurant.
- Repaired property line cable by Itawamba Trail.
- Added dirt to lake access lot 544.
- Completed a new sewer tap, water tap, and replaced 6 sewer pumps.

They will be completing the following:

- Soffit under the beach umbrellas.
- Replace blades on road maintainer.
- Epoxy beach restroom floors.

A question was brought up about the North Entrance and the weight limit posting with a concern that the road is not strong enough. It was stated that entrance is actually much stronger than the main entrance due to the base that was added prior to paving. However, the weight restriction is based on an agreement from the settlement in regards to the entrance.

Security – Bill Ryle
Bill stated that the radar detector was calibrated on 10/10. Security has been issuing fines for speeding and will continue to do so. As a reminder please watch your speed. Be extremely careful when driving in the dark and when the school bus is picking up kids. If you see any concerns please report them to security. It was also stated the new security cameras are installed but there has been some issues with the camera at the North entrance and ETC is working to correct it. Bill added that in regards to safety and noise complaints he urged all members to be as safe as possible when using the lake.

OLD BUSINESS
No old business to discuss.

NEW BUSINESS
The Dam Thanksgiving Day Race - The Lake has again been asked for permission by the Decatur County Memorial Hospital Foundation to host The Dam Thanksgiving Day Race 2018. This will be a 5k/10k walk/run on the morning of Thanksgiving and will be 8-10:30am. A motion was made by Polly Ann Fox with a second by Randy Ostendorf to allow the use of our roadway.

MANAGER'S REPORT

Brittany started by saying she is hearing everyone's complaints and issues and is taking all matters seriously. She takes these concerns to the board for further discussion and review. A walking/running path has been mowed under the power lines that goes from Pueblo Trail to Chippewa Trail. As a reminder to please clean up after your pets while walking.

She stated that we were four properties on tax sale and we were able to pick two properties up that did not have anyone biding on them. Lot 1512 for $156.51 and lot 1086 for $337.54. The prior owner would have one year to redeem the property. Doug added that due to the timing of the tax sale the board held an executive session between regularly scheduled meetings and voted to allow the purchase of lots 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 November 14, 2018 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary