LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 8, 2025

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

The Lake Santee Property Owners Association Board of Directors met on October 8, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Michael Dora, Polly Fox, Craig Stilwell, Gina Julien, and Nathan Walsman (phone). Members present were Joyce Eddy (68), Scott & Deb Higinbotham (1338), Donna Knight (108), Chris Elmore (530), Mark Hirt (1107), Ronda Peetz (291), Annette & Greg Coffin (634), Maurie & Carol Goodwin (285), Paul Gosnell (1147), Sally Kennedy (876), Amy Ewing (157), Kim Stilwell (201), Ana & Joe Hooten (371), Rick Crawford (1482).

President Knight called for a review of the minutes of the September 10, 2025 meeting. The minutes were approved on a motion by Polly, seconded by Michael.

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:

Cardinal	$	55.00	Scheidler Glass	$	9.44
Colonial Life	$	194.64	Summit	$	50.00
Crawford, Rick	$	637.28	Telispire	$	105.00
Crossman Fire & Safety	$	273.39	The Office Shop	$	63.38
Davis Towing & Recovery		155.00	Tim's Wrecker Service	$	1,357.83
Elan Financial	$	3,276.13	Tommy's Diesel	$	700.00
Foudray, John	$	465.59	Tops Home Center	$	115.46
Gillman Home Center	$	223.49			
Greensburg Tool & Supply	$	114.17	*Bills Paid Prior*		
Justus, Richard	$	602.28	Dec Co Treasurer	$	621.31
Lake Santee Marine Service	$	359.07	Dyna-Pak Corp	$	2,853.73
Lake Santee RWWD	$	621.30	Hamilton & Tebbe Law	$	375.00
Lamping, Eric	$	176.51	INtime	$	198.30
Lecher, John	$	661.59	Laine Chemicals	$	3,201.98
Meyer, Bernard	$	2,065.04	Meyer, Bernard	$	2,166.28
R B S K	$	80.50	Pitney Bowes/PurchasePow	$	882.99
Rumpke of Indiana	$	1,477.88	**Total all disbursements**	**$**	24,139.56

Marina			RBSK Partners	$	57.00
First Financial Bank	$	1,808.04	Saint Maurice Feed & Supply	$	115.78
Lake Santee RWWD	$	633.56	Thackery & Sons Hay & Straw	$	717.00
Midwest Maintenance	$	82,363.75	**Total all disbursements**	**$**	**85,695.13**

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

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.

CORRESPONDENCE

- A member requested the ditch between Tract 3 and Tract 4 be cleaned out. The ditch was reviewed and burning the ditch is planned.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

1st Reading – Rule 12.17

Current Rule:

12.17 Continuous fencing may be no higher than 48 inches and will not be allowed to excessively block the view of any property owner from any direction, as determined by a majority of the Building Committee. Privacy fencing/screening will be allowed up to 72 inches maximum height and total length of 16' in any incremental configuration as long as the privacy fencing/screening abide by the same setback requirements to the road right aways (30'), normal high-water level (50'), and property lines of abutting property owner (10'). Privacy fencing/screening includes landscaping or plantings intended to provide a visual barrier. The privacy fencing/screening shall not obstruct the view of the lake, common areas, or the streets from the neighboring properties as determined by a majority of the Building Committee.

Proposed Rule:

12.17 Continuous fencing may be no higher than 48 inches, **with the exception of chain link fencing which is permitted to be 60" tall**, and will not be allowed to excessively block the view of any property owner from any direction, as determined by a majority of the Building Committee. Privacy fencing/screening will be allowed up to 72 inches maximum height and total length of 16' in any incremental configuration as long as the privacy fencing/screening abide by the same setback requirements to the road right aways (30'), normal high-water level (50'), and property lines of abutting property owner (10'). Privacy fencing/screening includes landscaping or plantings intended to provide a visual barrier. The privacy fencing/screening shall not obstruct the view of the lake, common areas, or the streets from the neighboring properties as determined by a majority of the Building Committee.

Rationale

Chain link fencing does not obstruct the views as much as other types of fencing and often times the additional height is required to keep pets contained.

Motion made by Craig, seconded by Gina to approve this proposed rule. Motion passed 1st reading.

Recreation – Steve Gray

The following recreation events occurred since the September 10th, 2025 LSPOA meeting:

- Movie Night (Despicable Me) was held on Sept 27th at 8:00PM.

Upcoming recreation events include:

- Bid Euchre Tournament - Oct 22nd from 1:00PM to 4:00PM
- October 11th, Lake Santee Fall Festival 10:00am-3:00pm Amphitheater, Community Room and grounds.
- A concert with the Belair's on Oct 11th at 7:00PM
- October 15th - The Connection Monthly Dinner - 6:00pm

- Trunk or Treat – October 25th from 5:30PM to 7:30PM

I would like to make a motion to book the Woomblies Rock Orchestra next June 13th, 2026. This will require a $600 Deposit to be made. We have received pledges for 70% of the cost of the band for next year. This would leave $1200 as the balance owed to the band which will be in next year's budget. Motion made by Michael was seconded by Craig and the motion carried.

Community Room Committee – Steve Gray
There was one community room rental in the month of September.

Lakes & Beaches – Gina Julien

Fish Stock:
This morning, we had our annual fish stock brought to our lake by Aquatic Control. We stocked 3,500 largemouth bass and 1,500 hybrid striped bass. (Aquatic Control verifies all fish are free of disease and no invasive species are introduced into our lake).
Next year, we anticipate stocking redear fish that will eat and help to reduce some of the smaller invasive snails already in our lake.
Please remember that it is illegal to transport fish/aquatic species from one body of water to another. **Fish stocked at Lake Santee are purchased from verified safe fish hatcheries and approved by the Board prior to delivery**.

Fish Donation:
The Lake Santee Tournament fishing group has requested permission to donate largemouth bass during the month of November. These bass are purchased from a fishery that verifies all fish are free of disease and no invasive species will be introduced into our lake. We greatly appreciate the fish donations this group has provided over the years.

MOTION by Gina to allow the Lake Santee Tournament fishing group to purchase disease free largemouth bass and deliver to our lake. Second by Polly. Motion Approved.

Membership – Polly Fox

We welcomed ten new members in the month of September including but not limited to:

Don & Nancy Schutte	710,711,714,715
Harry & Georgia Wright	177
Tara Waters	1500
Julia McFarling & William Wise	89
Jeff & Carla Wissel	1323
Ashlee Williams	558

Marina – Polly Fox

The new fuel system was installed September 10. Thank you for your patience with the new system install. Although all is working, we have had a few issues to get ironed out. We still have an issue with the phone line for the 911 call box. We plan to get this resolved soon.

The Lakeview Wellness and Lake Santee Marine Service lease amendments as approved last board meeting are in the works; one completed and the other soon to be completed.

Marina Store

Mr. Robbins does not plan to renew his lease at the end of October. We are requesting for anyone interested in leasing the Marina Store to submit a proposal to the LSPOA office. We will accept those proposals at any time but would like to have them in hand no later than October 15, 2025.

Marina Shop

Nothing new to report at this time.

Lakeview Wellness (Marina House)

Sally Kennedy, founder of Lakeview Wellness, presented an update on grant/remodel for the Marina House.

Building Committee – Craig Stilwell

The following Building Permits were issued in September:

Brenda Belter	315	Outbuilding
Ramon J Hoffbauer	546	House
Judy Walker	167	Deck
Valerie Ross	189	Wood Walkway
Mike & Angela Walterman	1472	Culvert
Charles Sellers	503	Brick Exterior
Larry Nicks	567	Boat Dock

Clean Up – Craig Stilwell
A cleanup round (by roads) was conducted by the Clean Up Committee on October 1st. The following letters were issued as a result:
7 thank you letters
2 courtesy letters
9 violation assessments

A shoreline inspection (by boat) was conducted by the committee on October 3rd, looking primarily for shoreline erosion. The following letters were issued as a result:
7 thank you letters
2 courtesy letters
11 third-notice letters

We appreciate all those that addressed previously identified problem areas and that added rip rap to protect the lake's shoreline. We encourage those with problem spots to address them while the lake is down this fall/winter.

Roads & Maintenance – Aaron Fitzgerald

-27 locates
-2 water main leak repairs
-2 new water taps
-2 new sewer taps
-Fixed the exhaust fans in community room, and added new vented ceiling tile vents to help with condensation of water and drain lines .
-Installed new truck lift in maintenance shop.
Cleaned up dirt piles on north end by the silt pond.
-The silt soils dump site on snake road has been leveled, grass seeded and fertilized, will take silt fence down once grass is established

Security – Ryan King

Security tasks for the month of September are as follows:

- Miles – 2150
- Hours Patrol – 450
- Hours on Call – 270
- Radar – 25
- Road Warnings – 0
- Road Citations – 3
- Water Warnings – 0
- Water Citations – 2
- Road Issues – 1
- Water Issues – 1
- Assist CVFD, DCSD, DCEMS – 6
- Animal Calls Domestic, Wildlife – 7
- Remove Non-Members – 1
- Vandalism – 1 (Possible Boat Gas Theft)
- Property Owner Calls – 45
- RV/Camper Checks – 9
- Golf Cart Inspection – 1
- Solicitors – 1

Security Reminder from the Team:

- Possible slick roads and sidewalks. Take your time and slow down.
- Please do not blow your leaves into the lake.
- Let us be good neighbors and watch out for one another.
- See something Say something.

OLD BUSINESS

- LRP Committee update
- Boating Review - Board members suggest items they think we should address and next steps

NEW BUSINESS

- Approve delinquent settlement
  Motion to accept the settlement from Polly, seconded by Gina. Motion Approved.

- Water testing equipment - Recommend equipment to test Temperature, Turbidity, Dissolved Oxygen and Nutrient Levels from money Carol Goodwin raised and the Booster Club.
  Motion to accept the equipment from Polly, seconded by Gina. Motion passed.
- Lake Lowering - The RWWD hired an engineering firm to evaluate our raw water intake pipe to the plant. We have been having problems getting air in the line. Their evaluation uncovered that the design of the intake was to only lower the lake 3'. On page 12 section 8.2 they recommend we change our rule to lower the lake no more than 3'-6".
- Approve seeding quote
  Motion by Michael to approve the seeding quote, not to exceed $5,000, seconded by Craig. Motion carried.
- Approve paving difference – Itawamba.
  Motion to approve the difference of $4,500 made by Michael, seconded by Gina. Polly abstained. Craig voted nay. Motion Approved

MANAGER'S REPORT
The lake is currently down 7". We will be lowering the lake 36" this year. We plan to be at that level by December 1st for anyone planning dock and or shoreline work.

With no other items to discuss, a motion to adjourn the meeting was made by Michael and seconded by Polly and the meeting was adjourned.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary