LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 10, 2025

President Steve Knight called to order the December 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 on December 10, 2025 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, Craig Stilwell, Gina Julien (virtual), Steve Gray, Aaron Fitzgerald, and Ryan King. Members in attendance were Bill Collings (1387), Tim Hanson (1225), Kim Stilwell (201), Chris Elmore (530), Connie & Tony Adelman (198), Deb & Steve Yost (803), Chris Hembree / John Crowe (1466), Tom & Jodi DePalma (218), Donna Knight (108), Rick Crawford (1482), Joe Hooten (371).

President Knight called for a review of the minutes of the November 12, 2025 meeting. The minutes were approved on a motion by Craig, seconded by Polly.

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 Pest Control	$	55.00	Murphy Insurance	$	54.00
Choate, Angela	$	115.08	New Point Stone	$	1,839.32
Coffin, Greg	$	120.00	Premier	$	3,863.32
Colonial Life	$	194.64	Reflection RPM	$	1,123.38
Crawford, Rick	$	35.00	Rumpke	$	1,487.46
Elan Financial	$	2,683.63	Saint Maurice Feed and Supply	$	42.80
Foudray, John	$	980.00	Stone's NAPA	$	57.84
Gillman Home Center	$	25.98	Summit Microsystems	$	50.00
Harrison Sand & Gravel	$	728.68	Telispire	$	135.00
Hoeing Supply	$	147.07	The Office Shop	$	53.82
Huber, Dominique	$	30.00	Tops Home Center	$	383.73
Jackson's Nursery	$	2,066.50			
Lake Santee RWWD	$	619.29	*Bills Paid Prior*		
Lamping, Eric	$	30.00	Carter, Ryan	$	100.00
Larison, Tyson	$	20.00	Pitney Bowes Global Fin Svc	$	247.61
Lecher, John	$	176.40	Thackery & Sons	$	4,790.20
McReynolds IT Solutions	$	152.50	**Total all Disbursements**	**$**	**22,408.25**

Marina

Great Plains Communications	$	239.88	*Bills Paid Prior*		
Lake Santee RWWD	$	214.83	Straber Oil, Inc.	$	2,334.30
RBSK	$	57.00	**Total all disbursements**	**$**	**2,846.01**

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

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

- Member wanted to mention that lights have been added to the trees on the right on the main exit as well as Nancy's garden and F.O.W.A.L.S. tree
- Member stated that the marina appears to be constantly making a profit, but Facebook was stating otherwise.
- New member stated that have enjoyed being at the lake so far and everyone has been very nice to them.
- Member asked if the marina numbers were included in the financials handed out at the meeting. It was stated that any member can come into the office and review financial statements. Same member asked the board to review state law if a quorum of members also need to approve the budget.
- Rick stated that new stop signs are installed at the entrance. Rick also stated that packages have been delivered at multiple buildings belonging to the lake and to make sure members are clear to their delivery service as to proper instructions.

CORRESPONDENCE

- A member inquired about the rocks along Kapok at Cayuse. John informed them that they were placed there permanently to prevent vehicles from short-turning the corner.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading – Rule 13.8 & 13.9

Current Rules:

13.8 Domestic animals must be kept tied or under control and not be permitted to run free. Animals running loose may be picked up and held at the maintenance building or turned over to the applicable county agency. The animal may be reclaimed from the Association by paying such fee as established by the Board of Directors. If reclaiming from the county, fees will have to be paid to that agency as necessary.

13.9 No member shall own, harbor or keep more than three (3) household domestic animals over one (1) year of age. In accordance with the Subdivision Restrictions, no fowl or animals other than customary household pets are to be kept. The number of pens for domestic animals shall be limited to one measuring 150 SF or less, which may be sub-divided, and shall be located in accordance with the Land Restrictions. Building permits are required as specified in rule 12.2. Only chain link, vinyl and wood fencing permitted, no woven wire. Prime consideration shall be given to neighbors when establishing and approving a location. Any shelters within or around the pen shall be such that they appear neat and not detract from the overall appearance. Prefabricated pens should be placed on a level area or prepared level surface.

Proposed Rules:

13.8 ~~Domestic animals~~ **Customary household pets** must be kept tied or under control and not be permitted to run free. Animals running loose may be picked up and held at the maintenance building or turned over to the applicable county agency. The animal may be reclaimed from the Association

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Rationale
Match terminology with Restrictions

Nathan motioned to accept the second reading of Rules 13.8 and 13.9, Michael seconded and the motion carried.

Nathan motioned to accept the 3rd reading of Rules 13.8 and 13.9, Craig seconded and the motion carried.

2nd Reading – Rule 13.10

Current Rule:
13.10 Each fall we will open the gate for lake lowering by November 1st and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened or closed at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

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Rationale
Update with maximum lake level lowering as designed by the Lake Santee Regional Waste & Water District water plant raw water inlet design.

Nathan made a motion to accept the second reading of Rule 13.10, Michael seconded and the motion carried..

Nathan made a motion to accept the 3rd reading of Rule 13.10, Steve Gray seconded and the motion carried.

1st Reading – Rule 15.1

Current Rules:
15.1 WHO MAY USE:

a) The Association and Utility Boards and committees of the Boards may reserve the community room for events as needed.
b) Lake Santee clubs and organizations may reserve the community room for club meetings and Board approved events.
c) Members in good standing may reserve the community room for approved activities.
d) Members in good standing may use the community room at no charge, when the activity is posted as open to the entire community, private activities not included.
e) Open hours may be scheduled at any time the room is available, but shall be cancelled for a paying reservation.
f) The community room is not available to the general public, unless approved by the Board of Directors.

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c) Members in good standing may reserve the community room for approved activities.
d) Members in good standing may use the community room at no charge, when the activity is posted as open to the entire community, private activities not included.
e) Open hours may be scheduled at any time the room is available, but shall be cancelled for a paying reservation **prior to 90 days of the scheduled event and the original renter chooses not to pay normal rental fees.**
f) The community room is not available to the general public, unless approved by the Board of Directors.

Rationale
To protect open hour rentals with published events.

Nathan made a motion to accept the first reading of Rule 15.1, Polly seconded the motion and the motion carried.

Recreation – Steve Gray

There were no LSPOA events in November

Upcoming recreation events include:

- Breakfast with Santa – December 13th 9:00AM to 11:00AM

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

Lakes & Beaches – Gina Julien

Dam Spillway Repair:

The Engineer from Civil & Environmental Consultants, Inc., along with John and I met with Indiana Department of Natural Resources to review the engineer's inspection report and repair plan. We were advised by INDNR that we could proceed with the spillway repair work without permits as it is deemed as maintenance. Pending final budget approval, we will proceed with the repairs as outlined in 2026.

Membership – Polly Fox

We welcomed two new memberships in the month of November.

Marina – Polly Fox

Again, thank you for your patience with the new fuel system install. We believe the slow pumping situation has been resolved. The check valves in the pump have been adjusted so that the line should pressurize before it opens the valve. We will continue to monitor this situation. We also intend to keep the tanks about 1/2 full during the winter months so that there is plenty of pressure in the tanks as well. We are working to coordinate Great Plains and Midwest Maintenance to finalize the phone hook up for the 911 call box.

Marina Shop
Nothing new to report at this time.

Lakeview Wellness (Marina House)
Congratulations to Lakeview Wellness in achieving their goal for the IHDCA matching grant. They actually exceeded their grant goal by several thousand dollars. Thank you to the community; members, businesses, organizations, DCCF and outside users of the facility for their support in this endeavor.

Marina Store
We have interviewed three interested parties regarding the marina store. We have not yet made a decision on the next tenant. We have time to evaluate our options and hope to have a go-forward plan in place by April 1, 2026.

Building Committee – Craig Stilwell

The following Building Permits were issued in November:

Stephen & Catherine Gray	910 & 911	House Addition
John Bailey	74	Roofing
Stephanie Peetz	640	Garage
John Luensman	582	Addition
Kim & Mark Crouch	87	Addition
Dustin & Candace Robbins	361	Boat Dock
Eric Richter	930	Detached Garage
Chris Carroll	993	Culvert
Tyce Carroll	1440	Culvert
Jason Nowell	1180	Culvert
Timothy & Barb Hanson	1225	Fence
Bill Hadler	886	Boat Dock

Donita Hopkins	660	Outbuilding
Ron Wilson	510	Shingles
Jeff & Tracey Lusby	895	Dock,Shoreline,Culvert

Clean Up – <u>Craig Stilwell</u>

A cleanup round (by roads) scheduled for December 3rd was rescheduled for December 10th due to snowy conditions at the lake. A summary will be provided before next month's board meeting.

Roads & Maintenance – Aaron Fitzgerald

- 25 locates
- 2 water leak repairs
- 2 water taps
- 2 sewer taps
- Equipment ready for winter weather
- New tires on service truck and chevy pickup
- Installed new drive by marina for additional parking
- work on roads with road maintainer on gravel roads

Security – Ryan King

MILES- 1565
HOURS PATROL- 450
HOURS ON CALL- 270
RADAR- 16
ROAD WARNINGS-0
ROAD CITATIONS- 4
WATER WARNINGS- 0
WATER CITATIONS- 0
ROAD ISSUES- 4
WATER ISSUES- 0
ASSIST CVFD, DCSD, DCEMS- 2
ANIMAL CALLS DOMESTIC, WłLDLIFE- 3
REMOVE NON-MEMBERS- 1
VANDALISM- 1 (CONES TAKEN FROM NEW HOUSE BUILD)
PROPERTY OWNER CAŁLS- 21
RV/CAMPER CHECKS-4
GOLF CART INSP.- 0
SOLICITORS- 0

<u>SECURITY REMINDERS FROM THE TEAM</u>

POSSIBLE SLICK ROADS AND SIDEWALKS TAKE YOUR TIME AND SLOW DOWN! NEW STOP SIGNS WILL BE INSTALLED AT FRONT GATE. CITATIONS WILL BE ISSUED. LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.

SEE SOMETHING SAYSOMETHING!

OLD BUSINESS

- Employee Insurance Change – Ryan motioned to accept the insurance revisions discussed in the executive meeting, Steve Gray seconded and the motion carried.

NEW BUSINESS

- Approval for crack sealing – Aaron made the motion to approve the bid for crack sealing, Michael seconded and the motion carried.
- Re-addressing project
- Monthly reports for members

MANAGER'S REPORT

I am pleased to announce the hiring of Tyson Larison to our Maintenance staff.

Thank you to Scott Gibbs for his time serving on the RWWD board.

Welcome to the RWWD board Joyce Eddy.

We will be holding a 2026/2027 Budget & 15-Year Forecast Meeting in the Community Room on January 28th at 6:30 PM. The presentation will be available live via video conference. The recording will be posted on the Member portal following the meeting.

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

Respectfully submitted,

Nathan Walsman, Vice President/Secretary