LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 12, 2019

The Lake Santee Property Owners Association Board of Directors met on June 12, 2019 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, Randy Ostendorf, Shannon Gibbs, Polly Ann Fox and Bill Ryle. Employees present were Rick Crawford (1482), Jim Hornig (668), and Brittany Green (1294). Members present were: Ginger Ryle (579), Jenni Hanna (206), Clair & Nancy Fredrickson (348), Phyllis Schilling (97), Shirley Livesay (530), Kevin Choate (440), Charlie Hocker (936), Paul Gosnell (1147), Greg Yazel (1318), Vicki Wilson (510), Dawn Moore (808), Dave & Gina Julien (891), Steve & Donna Knight (108), Maurie Goodwin (894), and Scott Gibbs (352).

President Lecher called for a review of the minutes of the May 8, 2019 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Shannon Gibbs, motion carried.

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:

Becker Electric Supply	$	374.50	Holtkamp Inc.	$	171.20
Thomas Berkshire	$	200.00	L.S.R.W.W.D.	$	442.88
Best Way Disposal	$	999.55	Lawson Products	$	84.67
Best Way Disposal (Heavy Trash)	$	584.84	Mangs of Greensburg	$	80.00
Rusty Bladen	$	1,200.00	Murphy Insurance	$	975.00
Cardinal Pest Control	$	45.00	Negangard Party Rentals	$	526.50
Cardmember Service	$	5,701.41	New Point Stone Co., Inc.	$	928.78
Circle City Pyrotechnics	$	6,000.00	Premier Companies	$	1,331.96
Circle Printing LLC	$	261.08	Scheidler Bros Inc.	$	229.19
Colonial Life	$	152.31	Snyder's Environmental	$	800.00
Rick Crawford	$	35.00	Solutions Bookkeeping Inc.	$	95.00
ETC	$	1,089.83	Summit Microsystems	$	50.00
Brittany Green	$	191.42	Tops Home Center	$	968.40
Harrison Sand & Gravel	$	1,687.28	Wallpe's Feed & Supply Inc.	$	95.00
Chris Hellmich	$	250.00	Whitlocks Pressure Wash	$	390.00
Hoeing Supply Inc.	$	450.01	Total	$	26,390.81
Bills Paid Prior to Meeting					
Airgas USA	$	126.26	Best Way Disposal	$	1,192.68
Dave O'Mara	$	97,300.00	Harrison Sand & Gravel	$	31,683.30
Murphy Insurance	$	2,685.00	New Point Stone	$	1,843.75
The Office Shop	$	50.03	Wallpe's Feed	$	131.00
Franklin Co. Recorder	$	25.00	Decatur County REMC	$	1,181.24

Howard Ayers	$	258.14	Lake Santee Marina	$	11,306.90
Gary Clift	$	184.07	Decatur County Recorder	$	25.00
Jaxson Deno	$	500.00	**TOTAL DISBURSEMENTS**	$	174,883.18

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Bill Ryle, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member thanked the Booster Club for their purchase and donation of the new playground equipment.
- A concern was voiced in regards to where the gravel roads intersect with Santee Dr. and vehicles not stopping. The member asked if the Board had considered installing stop or yield signs.
    - Polly Ann Fox responded by saying the Board has discussed this and continues to determined the best way to address this.
- A concern was brought to the Boards attention in regards to stray dogs and how they are handling those situations.
    - Bill Ryle responded by saying the Board is currently working on an updated policy in regards to this topic. We now have Animal Controls 24/7 phone number to contact when we see or capture a stray dog.
    - Another member voiced concern in regards to this same topic and recent situation with a stray. There was some confusion between Security and the Sherriff's Department with members being instructed to let the dog go. A gracious member who works with a dog rescue was able to assist with the situation until the dog could be taken to the shelter.
    - The county Animal Control has stated if anyone would be interested in being trained on how to handle stray dogs they would be happy to provide training.
        - Bill will be looking for volunteers on our Security staff or any member who would be interested in helping.
- A member in the audience asked if dust control would be put down this year.
    - Brittany responded by saying this is still in the plan, however, with the amount of rain we have not had enough warm dry days in a row at this point.
- A member in the audience thanked the board for looking at the rules and how they can be improved.
- Rick Crawford (Security Chief) stated that Security is trying to watch the intersections for those who are not stopping. Warnings and tickets are being issued. Make sure you are stopping at the stop signs! He stated that they are currently looking for 2 more part-time security members. See the office for details.

CORRESPONDENCE

Brittany stated that the office has been notified of two new foreclosures and one postponement on a Sherriff sale.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

During last months meeting Rule 4.1 was presented as a rule change. After further discussion with the Board it was tabled and will go back to the drawing board for further discussion. At the last meting Carol read amended rule 11.12 for a first reading. There was one change to the rule from last month putting the rule back up for a first reading.

Property - 11.12 No person shall store in open view any motor vehicle, boat or trailer that is incomplete, inoperable or in the case of motor vehicles are not operated on a regular basis. Any vehicle ~~or trailer~~ that has an expired license plate two years or more outdated must be removed from the members property. Any boat that has an expired sticker more than two years old must be removed from the members property.

Carol asked for a motion to approve rule 11.12 as read, Polly Ann Fox provided a second, motion carried. The rule will be presented for a second reading at the July 10th meeting. Carol then presented rule 11.15 for a second reading.

Property - 11.15 Any lawn mower or other outdoor equipment that is inoperable for more than three months must be stored inside an approved structure or removed from the members property. All lawn mowers or other outdoor equipment in working order and kept outdoors must be stored in an orderly manner.

Carol asked for a motion to approve rule 11.15 with a second by Bill Ryle, motion carried. Carol then asked for acceptance of the 3rd reading with Polly Fox seconding, motion carried. Carol presented to the board a first reading on amended rule 12.3 for consideration.

Building - 12.3 Access to all property shall be by an approved driveway culvert. A building permit is required prior to installation and culvert size ~~will be determined by the building committee to handle water flow requirements.~~ must include a perforated drainage tile with at least a ten (10) inch diameter or larger if the building committee or Lake Manager decides that a larger tile is needed to handle the water flow during excessive rains. Drainage ditches on either side of the driveway must follow the same rule regarding size. Altering a drainage ditch will also require a building permit. The new drainage tile must be able to move surface water from the property and be lower than the road to keep water from entering the road. Any alterations also must not allow water to back up on properties sitting upgrade or beside.

Carol asked for a motion to accept the first reading of rule 12.3 with Polly Ann Fox providing a second, motion carried. The rule will be presented for a second reading at the July 10th meeting. Carol then presented to the board the first reading of a new rule for consideration, rule 12.23.

Building – Rule 12.23 Construction sites must maintain a silt fence to keep dirt from eroding onto the road or other properties and into the lake or other waterways

Carol asked for a motion to accept rule 12.23 as read with Polly Ann Fox providing a second, motion carried. There was some additional discussion with this rule to determine if additional verbiage should be added that the contractor need to review the fence after each rain. It was determined that is in the county requirements and we shouldn't have to address that as well. The

rule will be presented for a second reading at the July 10th meeting. Carol then requested to amend rule 11.13 with a first reading.

Property – Rule 11.13 Open burning of leaves, tree limbs, yard trimmings, and scrap lumber shall be permitted within the subdivision. Burning may occur only when wind and humidity are such that it is safe, and when smoke does not lay close to the ground to cause discomfort to any person in the subdivision. No items shall be burned in any road ditch, in any ditch or ravine that could drain into the lake or other waterways, in the lake bottom when the lake is lowered, or on the road or on ~~Lake Santee~~ Association owned property except by lake personnel in acceptable areas. Campfires are permitted on Lake Santee property in designated areas only (e.g. campfire rings placed on the concrete pads near the amphitheater), with prior approval from the Board of Directors or the Lake Manager. All burn piles must remain at least ten (10) feet from the lake shoreline and should be extinguished prior to sunset. Campfires do not have to be extinguished prior to sunset, provided the fuel is limited to firewood only. Barrels for the purpose of burning or the burning of any other unlisted materials are prohibited.

Carol asked for a motion to approve rule 11.13 as amended with Shannon Gibbs providing a second, motion carried. The rule will be presented for a second reading at the July 10th meeting. Carol then asked to strike the recently amended rule 7.8 and incorporate it with rule 7.11. This was based on the current state rule being brought to Carol's attention. This is the first reading for rule 7.8 and 7.11.

Fishing – Rule 7.8 ~~The following baits are prohibited: gold fish minnows, red hoarse suckers, or carp minnows, bullhead catfish minnows, or gizzard shad minnows.~~

Fishing – Rule 7.11 ~~Members may use a cast net to collect live Gizzard Shad for use as bait fish. Any live Gizzard Shad collected and not used as bait fish must be killed and not returned to the lake. Cast nets may not be used to catch sport fish.~~ An individual must not bring to Lake Santee to be used as bait any of the following species: carp, gizzard shad, bull head catfish (all three species), green sunfish, goldfish, suckers, and any other invasive or exotic species. The above mentioned species of fish may be collected by cast net from Lake Santee and used as bait. All unused bait must be killed and properly disposed of, and not returned to the lake alive when finished. Acceptable live bait (minnows) to be brought to the lake are store bought or wild shiners, fathead minnows and creek chubs. However, all live bait used at the lake must not be turned loose alive into the lake when finished.

Carol asked for a motion to strike rule 7.8 and amend rule 7.11 as read with Bill Ryle providing a second, motion carried. The rule will be presented for a second reading at the July 10th meeting.

Recreation – Shannon Gibbs

Shannon stated the Independence Day Celebration would be held on July 6th. The day will be sunny and dry ☺. The following activities are planned:

- 8AM Women's Club Donuts, Coffee and Bake Sale
- 10AM – 2PM Family Festivities on the lawn sponsored by Decatur County Memorial Hospital
- 11AM – 2 PM Clarksburg Volunteer Fire Department lunch in the shelter area of Main Beach

- 3PM – 7PM Mad Hatter DJ near the main beach
- 7PM Rusty Bladen and the Unstoppables will perform in the Amphitheater, sponsored by First Financial Bank
- Fireworks at Dark

On July 7th the Youth Fishing Tournament will take place, please call the office to reserve a spot, with registration at 9:30AM. If you are interested in having a garage sale please be sure to call the office to get on the list.

Lakes & Beaches – Randy Ostendorf

Randy stated that during a discussion with Aquatic Control they are recommending that we look at stocking fish in the fall. Randy is going to do further research on this. He stated the recent report came back with the algae level being low. Two out of the three docks ordered have been installed. ****Reminder – No inflatables within the beach barrels****

Membership – Angel Hocker (Stephanie gave the report in Angel's absence)

Angel presented the following new members:

- Lot 1039-1040 Brian & Renee Clark
- Lot 905 Stephen Fisk
- Lot 1486-1488 Mathew & Richele Griffin
- Lot 1495 Salvatore & Amy Miano
- Lot 281 Dustin Pflum
- Lot 1075-1082 Krisstofer & Melissa Wiggins

Community Room Committee – Angel Hocker (Stephanie gave the report in Angel's absence)

The community room is booked the entire month of June on the weekends.

Building Committee – Steve Gauck

The following building permits were issued in May:

• Lot 772	Jon & Ratchanida Walker	Carport	Approved
• Lot 1004	Ann Moss	Ditch	Approved
• Lot 1065	Velma Northcut	Shed	Approved
• Lot 1170	Russell & Lindy Miller	Shed	Approved
• Lot 1482	Rick Crawford	Siding	Approved
• Lot 67	Don Miller	Deck	Approved
• Lot 278	Joseph & Carol Trimpe	Det. Garage	Approved

Clean Up – Steve Gauck

The clean up run for May has been rescheduled due to weather. During drives around the lake Brittany has sent three new letters and fines are continuing on several properties.

Roads & Maintenance – Polly Ann Fox

Polly gave an update of what maintenance accomplished during the month of May.

- They replaced/sealed the boards on the diving dock.
- Installed two new docks on Yuma trail.

- Put together and installed the new playground equipment donated by the Booster Club. The jungle gym will be leveled up shortly.
- Summer help started.
- Mowing, roadwork, and spreading gravel continue.
- Worked on drainage issues around the lake.
- Polly met with Brittany and Brandon to work on a 6-8 year plan for the roads. She will have a report to provide soon.
- Continue to work on ways to improve the sport courts, still looking for quotes.

Security – Bill Ryle
Bill stated his primary discussion was held during member comments with discussion to dogs. He will be working on a plan/procedure in regards to the handling of dogs that are either stray or loose.

OLD BUSINESS
Request for beehive at Pollinator Habitat – A member had previously asked to if he could install a beehive at the pollinator habitat. He provided a letter to the Board of Directors for further clarification on his vision. He stated the beehive would be provided to assist in the pollination of the wildflowers and would additionally help the bee population which is in serious decline. Any honey that the beehive may produce would not be sold but returned to the bees for their use over the winter months. Carol Goodwin made a motion to allow for the installation of the beehive but that it be tended to and well kept, Stephanie Peetz provided a second, motion carried.

NEW BUSINESS
Nominating Committee – Jenni Hanna spoke on behalf of the Nominating Committee members, Ed Fox (Chairman), Shirley Livesay and Claude Livesay. The Nominating Committee presented to the Board the following nine members who have agreed to stand for election to the Board of Directors of the Property Owners Association for 2019.

1. Kevin Choate – Lot 440
2. Charlie Hocker – Lot 936
3. Autumn Hurm – Lot 1349
4. Steven Knight – Lot 108
5. Andy Laudick – Lot 961
6. Mike Manlick – Lot 775
7. Stephanie Peetz – Lot 640
8. Bill Ryle – Lot 579
9. Mike Walterman – Lot 1279

Inactive Account Write offs – President Lecher stated that during the executive session write offs were discussed and it was recommended that we write off $3,930.18 as the property was foreclosed on.

Employee Handbook (vacation policy) – President Lecher stated during the executive session the Board discussed improvements to the current employee handbook's vacation policy. The Board would like to improve the policy to become more competitive with other companies policies and to help retain our current employees. Polly Ann Fox made a motion to accept the recommendation from the executive session with Randy Ostendorf seconding, motion carried.

Women's Club Donation – Carol Goodwin stated the Women's Club approached her and they would like to give an $8,000 donation to the Board of Directors. The Board will look for a project to utilize the funds.

MANAGER'S REPORT

Brittany had little to report but stated we are continuing to work on hiring for the Admin. Specialist position that is opened and we are very close to hiring.

There being no further business, Randy Ostendorf moved to adjourn, seconded by Shannon Gibbs, motion carried. The next regular meeting will be held on July 10, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary