LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 13, 2021

The Lake Santee Property Owners Association Board of Directors met on January 13, 2021 via conference call due to COVID-19. President Carol Goodwin presided and called the meeting to order at 7:30 PM. Other Directors present were Shannon Gibbs, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Andy Laudick. Lake Manager John Lecher was also present.

President Goodwin called for a review of the minutes of the December 9, 2020 meeting. There was one correction to the minutes: The minutes are subject to approval by the LSPOA Board of Directors at the January 13, 2020 meeting should be corrected to 2021.

The corrected minutes were approved on a motion by Shannon Gibbs, seconded by Gina Julien, motion carried.

In Stephanie Peetz's absence, Shannon Gibbs gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review.

Shannon then presented the following bills to the Board for approval:

AccuDoc Urgent Care	$	35.00
Best Way Disposal	$	1,078.27
Cardinal Pest Control	$	45.00
Cardmember Services	$	88.79
Colonial Life	$	149.62
Rick Crawford	$	35.00
Decatur County REMC	$	1,689.04
Great Plains Comm	$	985.11
Greensburg Tool & Supply	$	76.13
Harrison Sand & Gravel	$	617.98
Hoeing Supply	$	856.00
Jackson's Nursery	$	13,116.65
Lake Santee RWWD	$	549.82
Lecher, John	$	626.38
New Point Stone Co.	$	903.08
Pitney Bowes	$	171.93
Premier Companies	$	1,365.07
Purchase Power	$	108.99
Rydin Decals	$	4,551.78
Scheidler Brothers Inc.	$	189.33
The Office Shop	$	30.76
Tops Home Center	$	222.96
Walpe & Trenkamp	$	1,418.98
Total	$	28,911.67
Bills Paid Prior		
Best Way Disposal	$	1,173.12
Leising Excavating	$	17.11
Purchase Power	$	108.99
Tops Home Center	$	58.82
Decatur Count REMC	$	965.47
W.A. Jones Equipment	$	398.21
Grand Total	**$**	**31,633.39**

After presentation, the bills were approved for payment on a motion by Ryan King, seconded by Gina Julien, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS
Due to a closed phone conference, there were no member introductions.

CORRESPONDENCE

- 12/14 – Received a phone call from a member that a banner mocking the President-Elect is inappropriate for display. Security contacted the owner and asked for it to be removed.
- 1/4 – Received an email from a member requesting that the board consider purchasing lots 61, 62, and 63. President Goodwin informed the member that the Board had previously discussed the purchase of these lots and decided not to move forward with the investment. The focus is on the investment of the Silt/Sediment Forebay and Vegetated Wetlands Project at the north creek entrance of the lake for silt/sediment and water quality improvement.
- 1/10 – Received an email from members concerning the omission of Martin Luther King Jr. Day on the calendar in Smoke Signals. President Goodwin informed the members that it was a simple omission and it would be mentioned in the board meeting. It will be added to the calendar in Smoke Signals for the future.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs
Due to a closed meeting Shannon stated she would continue to postpone the reading of the two rules previously introduced until we have an audience present.

Recreation – Steve Knight
In Steve's absence he provided a written report that President Goodwin presented. Steve reported that the Santa Parade and Holiday Lighting were a great success. Steve thanked the elves, Carol Goodwin and Gina Julien; the sleigh driver, John Lecher; Nancy Fredrickson, the photographer; Rick Johnson, the firetruck driver; and Rick Crawford, the guest of honor.

The Summer schedule coming along with Rusty Bladen, Retro Brothers, Belairs, Steve Jeffrie, and a Swing Band all scheduled. Steve is still waiting on responses from the Smileys and Anna and the Deeper Well. Other key items scheduled are Women's Club auction, Luau, and Car Show. Steve is moving forward with paying the $500 deposit that was approved last month for the Swing band. These funds will be "borrowed" from savings and repaid from next year's budget after March 1st.

Steve contacted Rossi fireworks for competitive pricing and made initial contact with ETC (now Great Plains) for a major sponsor for the fireworks. More to come on all sponsorships.

Steve has also started a monthly recreation update page for the Smoke Signals so watch the Smoke Signals for additional information.

Lakes & Beaches – Gina Julien

Boat Repair & Ramp Extension

Last winter the ramp edge was repaired using rip rap to fill washout caused by power loading and wave action by the ramp. Power loading is a term used to describe using the motor to load and unload the boat onto and off the trailer. Propeller wash creates a significant force that can erode the lakebed and create large holes at the end of the ramp. Eroded material is often deposited beyond the ramp to create a mound, which can result in a barrier for launching and loading.

As we lowered the lake this year, it is evident that the rip-rap fill used last year was again displaced and we saw similar wash-out areas and holes beyond the concrete end of our ramp. DNR recommends repairing the holes and extending the ramps by adding additional concrete and where possible the mounds are leveled with excavation equipment.

We consulted with many ramp-building experts including long-standing companies with extensive experience in building and repairing boat ramps as well as the DNR for their recommendation on best construction methods. We researched and consulted with experts about the appropriate length of the ramp to avoid constant wash out and to extend the time in months the ramp can be used into the off season. Currently, at summer pool, from water's edge to the end of the concrete, the ramp length is 25'. By adding 20' of additional concrete our ramp length will extend to 45' and eliminate the annual maintenance of filling washout holes and provide a longer season for boaters to use the ramp.

In making our final decision, we placed a high degree of importance on the ramp-building experience, and references of the contractor as well as total cost, material, construction process and concrete finish for best traction.

The company we selected has extensive experience and expertise in building and repairing boat ramps at lakes such as Bischoff Reservoir and Norris Lake. The cost of the ramp repair will be no more than $17,467.75 (including tax, labor, lakebed diver survey, set slope, additional stone, materials). They will place and secure four concrete overlay panels 10' X 17' for a total length/width extension of 20' by 34'. Upon completion, the final ramp length at summer pool will be 45' at a width of 34'.

A motion was made by Gina Julien to accept the bid of not more than $17,467.75, seconded by Billy Ryle. There was conversation that $9,000 of this money was budgeted in the

upcoming fiscal year so the Board will pay for this extension now, while the water level is down and then the money will be returned to savings over the next two years. Motion carried.

Engineering Service for North End Mitigation / Sediment Pond and Wetlands Project
Last month Gina reported that we sought RFP's (request for proposals) from several firms for the initial professional engineering services (as required by four government agencies) for siltation and water quality evaluation study with mitigation plan recommendations. We selected FPBH as our vendor for this initial phase of the North End Sediment Pond and Wetlands project to reduce the silt/sediment that enters our lake. The proposal was then presented to RWWD to finalize the details of the joint venture project between the POA and RWWD.

RWWD agreed to move forward with putting together the agreement for silt/sedimentation forebay and vegetated wetlands. They will vote on the agreement and study later this month.

Fish Habitats and Native Plantings
Gina reported that she received several phone calls regarding adding fish habitats to the lake. These artificial structures provide a habitat where fish spawn, breed, feed and protect small fish so they can grow to maturity. Gina consulted with the experts at Aquatic Control to get their feedback on appropriate structures and recommendations on placement (that will not cause damage). They will also provide recommendations for native plantings that can be placed at various shorelines to reduce nutrients coming into the lake from surface run-off as well as provide fish shelter (these plants require careful selection for maximum filter and controlled growth). An example of native plantings can be seen at lake access lot 288. The Lake/Beaches committee will continue to consult with Aquatic Control to identify appropriate structures and plantings to increase the health of the lake. More to come on this topic.

No-Wake Buoys
The Board has included the cost three buoys in the upcoming budget that will be placed at the 100' mark from the shore at several areas. There are a number of areas on our lake where the natural contour of the lake shoreline comes out into the lake further than other areas. The buoys are being placed at the 100' mark from the shore as a visual reminder that within this area boats are to be operated at no-wake speed. Adherence to no-wake within 100' of the shoreline will help reduce erosion and dock damage.

Membership – Andy Laudick
Andy presented the following new members:

- Lot 1461-1461 Joshua Lewis

- Lots 1499 Michael & Jenny Bird
- Lot 1645 Jenna Green, Wayne Green
- Lot 229 Sid & Jennifer Lucas

Community Room Committee – Andy Laudick
Andy stated he had no updates to report for December.

Building Committee – Ryan King

The following building permits were issued in December:

- Zachary & Daniella McCurdy 1018/1019 New Home
- Mark Good 855 Boat Dock
- Greg & Pam Guffin 144 Boat Dock
- Michael & Constance Cutrufelli 172/173 New Shingles

Clean Up – Ryan King
Ryan wanted to remind everyone that Christmas is over so it is time to start working on holiday cleanup. Ryan will be looking for dates for the cleanup committee to drive around the community in the near future.

Roads & Maintenance – Bill Ryle
Billy reported that he drove all the roads and everything is in good shape. Billy noted that the roads were benefiting from the mild winter that we were experiencing so far. Maintenance reported that they had been working on culverts recently.

Security – Mike Manlick
Mike remaindered everyone to watch their speed and watch for ice on the roads as winter continues.

OLD BUSINESS
None

NEW BUSINESS
RWWD Management Agreement – President Goodwin stated that the RWWD does not have their own employees, office space, office equipment, etc. so an agreement has been established between the POA and the RWWD to share staff and resources across both entities. The Management Agreement, which is renewed annually, facilitates this sharing and related reimbursement to the POA.

For the fiscal year, the POA is proposing an annual management fee of $106,134 for sewer operations. For the water operations the POA is proposing an annual management fee of $109,289. These have been reviewed and approved by the RWWD Board of Trustees.

The Directors have reviewed the full management agreement and a motion was made by Mike Manlick, seconded by Ryan King, motion carried.

POA Annual Budget – President Goodwin started by thanking the Directors, John Lecher for his work during the budget process. Even with the challenges of COVID, we were able to hold a general planning meeting in November followed by budget meetings in November and December. Having just passed his first anniversary as Lake Manager, this was John's second round of working with the budget so he was able to take the lead this year to guide us through the budget process. President Goodwin thanked Shannon for providing support to John during the budget process.

The Board continues to focus on holding and reducing expenses wherever possible but also acknowledges the increased activity at Lake Santee. We did feel that it was necessary to increase in some areas to keep up with the demands created by additional homes being built and more members spending extra time at the lake. To accommodate these increases, the Directors have agreed to the following increase for the 2021-2022 fiscal year:

- Member dues are $25; the assessment will increase to $685 (previously $660) for a total of $710.00 (previously $685). This is an increase of $25.00.
- Dock slip rentals will increase to $400 (previously $300).
- Boat Permits will increase as follows: Type I to $75 (previously $60), Type II to $75 (previously $60), Type III to $20 (previously $15), Type IV to $75 (previously $60), Type V to $25 (previously $20).

The Directors have reviewed the budget in great detail. Shannon Gibbs made a motion to accept the budget as presented with Mike Manlick providing a second, motion carried.

Eads, Murray, Pugh, P.C. – The POA has decided to retain an attorney with HOA-specific expertise. The firm has the option to pay a retainer which provides for reduced rates, free 15-minute phone calls, and a two-hour meeting with attorney and Board. A motion was made by Gina Julien to move forward with paying the $850 retainer, seconded by Billy Ryle, motion carried.

MANAGER'S REPORT

John Lecher requested approval for a new color copier for the office, not to exceed $4,500. Motion made by Ryan King, second by Mike Manlick, motion carried.

John reported that the lake level is down to 4’ 8”. The recent rain brought the lake up a foot and we are working on getting it lowered again, assuming that the weather continues to cooperate.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Gina Julien motion carried. The next regular meeting will be held on February 10, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the February 10, 2021 meeting.

Respectfully submitted,
Shannon Gibbs, Vice President