LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
February 11, 2026

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

The Lake Santee Property Owners Association Board of Directors met February 11, 2026 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 (virtual), Gina Julien, and Ryan King. Members in attendance were Dave Julien (851), Matthew & Shelli Griffin (1486), Mark Hirt (1107), Rick Crawford (1482), Paul Gosnell (1147), Joyce Eddy (68), Jeff Haboush (536), Tony & Connie Adelman (198), Tom & Jodi DePalma (218), Donna Knight (108), Beth Walsman (1568), Lacy & John Hunt (912), Ken Hayes (819), Joe & Ana Hooten (371), Steve & Deb Yost (803), and Vicki Schrader (618).

President Knight called for a review of the minutes of the January 14, 2026 meeting. The minutes were approved on a motion by Polly, seconded by Nathan.

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:

Bryant's Bar and Grille	$	578.44	RBSK	$	80.50
Cardinal Pest Control	$	55.00	Rumpke	$	1,590.51
Colonial Life	$	291.96	Summit Microsystems Inc	$	50.00
Elan Financial Services	$	7,603.12	Telispire	$	105.00
Foudray, John	$	60.00	The Office Shop	$	760.13
Gillman Home Center	$	38.10	Tops True Value Home Center	$	807.53
Greensburg Tool & Supply	$	178.48		$	20,264.15
Koenig	$	452.94	*Bills Paid Prior*		
Lake Santee RWWD	$	1,477.22	IN BMV	$	374.05
Lecher, John	$	162.40	Pitney Bowes	$	212.61
New Point Stone Co.	$	628.66	Reflection RPM	$	670.18
Premier	$	4,516.02			
Purchase Power	$	828.14	**Total all disbursements**	**$**	**21,520.99**

Marina

Dec Co REMC	$	97.99	Premier Companies	$	432.82
First Financial Bank	$	197.71	RBSK	$	57.00
Foudray, John	$	600.00	Straber Oil	$	1,384.50
GPC	$	169.01	*Bills Paid Prior*		
Lake Santee RWWD	$	206.98	Straber Oil, Inc.	$	1,637.40
Martin Overhead Door	$	971.00	**Total all disbursements**	**$**	**5,754.41**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member had a question about the amount of trash bags in the recycling center and asked why the attendant can't be paying more attention to the trash being thrown into the bins. The topic will be addressed in the New Business portion of the meeting.

CORRESPONDENCE

- 13 emails or phone calls responding to the 2026/27 budget. Members were encouraged to watch the Budget & 15-Year Forecast presentation.
- How is the board looking at controlling costs.
- Assessment fee should be raised additionally instead of the variety of increases.
- 5 of 13 members thanked the board for securing the financial future of our community.
- Concern that the board is trying to slow growth with fee increases for new members. Board needs to be more fiscally responsible.
- No to increase in New Member fee. No to transfer fee.
- Concern increase is meant to force current homeowners out and replace with wealthier.
- 2 of 13 said no to MLA & New Member increase
- Increases are disproportionately affecting new members. Asked the board to reconsider fee structure.
- A member email sharing a great example of more spec builders flooding our once great lake with more unwanted spec homes. If we don't get this stopped now, the lake as we know it is destroyed. Destroyed – as none of us want to live in a Greenwood-ish suburbia. So many of us just don't understand why we are openly allowing the real estate agents and spec builders to fleece our lake of what most of us moved here for. John informed the member that the board had discussed this topic over the last several years.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading – Rule 19.1

Current Rule**:**
1.19 The amount of Multiple Lot Assessments shall be 10% of the annual dues and assessments.

Proposed Rules:
1.19 The amount of Multiple Lot Assessments shall be **12.5%** of the annual dues and assessments.

Rationale:
As a part of the Longe-Range Planning Revenue & Finance Sub-Committees one of the recommendations to support additional future capital expenditures was an increase in MLA share.

Nathan made a motion to accept the second reading, Ryan seconded and the motion passed.

Nathan made a motion to accept the third and final reading, Michael seconded and the motion passed.

1st Reading – Rule7.5 7.6 & 7.7

Current Rules:
7.5 Crappie: daily bag limit is set at 25 fish per day.

7.6 Redear Sunfish: daily bag limit is set at 15 fish per day.
7.7 Catfish: no restrictions.

Proposed Rules:
7.5 Crappie: ~~daily bag limit is set at 25 fish per day~~ **no restrictions.**
7.6 Redear Sunfish: ~~daily bag limit is set at 15 fish per day~~ **catch & release.**
7.7 Catfish: **no restrictions on Bullhead catfish**. **Channel catfish daily bag limit is set at 5 fish per day under 20" and 1 per day over 20".**

Rationale:

Redear are being stock to eat the Chinese Mystery Snails. Limit the removal of Channel catfish over 20". Encourage the removal of Crappie. Note: Leave no restrictions on Bluegill to encourage removal.

Motion was made by Nathan to accept the first reading, Gina seconded and the motion passed.

Recreation – Steve Gray

- Nothing new to report this month

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

Lakes & Beaches – Gina Julien
Fish Survey Review
John and I met with Wesly Goldsmith, Fish Management Specialist at Aquatic Control, and several of our avid fishermen at Lake Santee to review the most recent survey and discuss several other topics as it relates to fishing and overall lake health. From this meeting, we decided to make changes in the bag/catch limit for several species as was outlined in the new rule proposals.

To further expand on this, we have an overpopulation of Crappie and Bluegill and the recommendation is to encourage harvesting (or removal) of these species. Crappie compete with Bass for their food source and once Bluegill reach the 5"-6" size they are no longer a food source for bass and therefore have become too plentiful. Lake Santee has one of the best bass tournament fishing in the state of Indiana. We are invested in our fish and lake health and by balancing our predator-prey fish we can support a better ecosystem for great sport and pleasure fishing. Once our new rule (on bag limits) has been voted in, I will put in the Smoke Signals pictures of fish and the recommended bag limit for prize fish, predator fish and troublesome fish for harvesting.

As mentioned during the budget review, we are now stocking redear sunfish, also known as the "shellcracker" for its ability to crush snails and mussels with specialized throat teeth. We will stock for several years moving forward a larger 5"-6" size to give these fish better advantage for survival due to the size. Our goal is to help reduce the number of Chinese mystery snails. Keep in mind that eliminating the snails all together is probably not achievable, however, we can aid in reducing the number of snails by introducing this predator to the lake in larger quantities. As a point of clarity on Chinese mystery snails, they are an invasive species more than likely introduced into our lake by someone dumping their aquarium into the lake. Each snail can reproduce 150 live snails and they can survive in temperatures between 0 to 100 degrees F as well as outside the water for months at a time. Besides introducing redear fish, the only other way we can reduce the number of snails is to manually remove them.

We also discussed the most recent indicator of lake health being both water clarity and in-water vegetation. Aquatic control, our water specialist, has attributed both of these new health signals to the dredging and north end mitigation project that has greatly decreased the amount of sediment entering our lake (and not the mystery snails as they do not clear planktonic algae). The vegetation that was recently identified is coontail (ceratophyllum demersum) which contribute to water filtration, trapping sediments and out competing algae growth. It is also a good source for fish habitat.

Aquatic Invasive Species:

Of all the invasive species in the Midwest the ZEBRA MUSSEL is considered the most dangerous threat to our lake health, water intake valves and boat motors. Two zebra mussels can create up to TWO MILLION BABY ZEBRA MUSSELS, called larvae or veligers. They attach to any hard surface including water intake pipes, boats, rip rap, docks, dock ladders, buoys, boat motors or any submerged items. An infestation of zebra mussels could cost our Lake Santee members millions of dollars in repairs. A single repair of another lake system after zebra mussels attached to their intake system cost them well over $1.5 million dollars.

Our most effective way of keeping these invasive species out of our lake is by PREVENTION. PLEASE FOLLOW THE MANDATORY RULE if you have traveled to any other body of water outside of Lake Santee:

Rule 4.20:

If using one's boat, equipment, water toys in any other body of water, the following decontamination process must be strictly adhered to:

a) Upon leaving another body of water, INSPECT AND REMOVE aquatic plants, animals and mud from boat, motor, trailer, and all equipment/water toys.
b) DRAIN water from boat, motor, bilge, ballast, live-well and bait containers away from landing, boat ramp or anywhere the contaminated water can possibly run into the lake. Check ski lockers, engine compartments for standing water that a bilge pump may not completely drain. Keep drain plugs out while traveling back to LAKE SANTEE.
c) DISPOSE of unwanted/unused live bait, fish parts, and worms. Best practice is to dispose away from Lake Santee property.
d) SPRAY/RINSE boat and equipment (including lines, anchors, water toys, paddle boards, kayaks, life jackets, fishing nets, bait buckets, boots or anything that has come in contact with that waterway with high-pressure hot water >140 degrees -OR-
e) DRY everything for at least FIVE DAYS before launching or using any water equipment/toys in LAKE SANTEE –OR–
f) WIPE DOWN anything that touches the water with a 2 –10% Bleach solution. Rinse and dry prior to launch.
g) NEW BOATS, USED BOATS, KAYAKS, PADDLEBOARDS, USED BOAT LIFTS: Anything that has touched any other body of water should be cleaned using the spray/rinse method above or completely dry for FIVE DAYS before launching or placing into LAKE SANTEE. Even if you are getting a new boat, there is no guarantee it has not been in another body of water for test drives.
h) MANDATORY additional step if boat has BALLASTS tanks and/or bladders: Follow manufacturer recommendation on sanitizing remaining water left in ballast tanks/bladders (example: add a 2% -10% bleach solution to each ballast tank/bladder).

i) NEVER transport and release fish or other aquatic organisms from one waterbody - including contents of aquariums and bait buckets-into LAKE SANTEE.

Membership – Polly Fox
There were no new memberships in the month of January.

We will be having a Membership Orientation Meeting on April 25, 2026 open to all members starting at 9:00 a.m. in the Community Room. This meeting is open to all members to get up-to-date information on rules, recreation, latest information on what we are doing here for the lake and community. It is also a great time to ask questions and meet Board members. More information to come in the Smoke Signals. RSVP to Angela in the LSPOA office by April 22, 2026.

Marina – Polly Fox
The 911 call box and phone line was completed on January 20, 2026.

Marina Shop
Nothing new to report at this time.

Lakeview Wellness (Marina House)
February updates for Lakeview Wellness:

- Run the Santee is coming up on Saturday, March 28th! You can run or walk the 5k or 10k. Brunch will be available for purchase starting at 10:30am at The Hangout, no need to participate in the event to join for brunch.
- Lakeview Wellness has signed a contract with SD Barnes Construction and Jim Dunbar for construction and architectural services related to the marina renovations.
- Physical therapy is now being offered by Abigail Anderson, DPT at Lakeview Wellness. Please visit our website for more information and a link to schedule.
- Men's water fitness will be offered on Wednesdays at 6:00pm beginning February 18th.

Run the Santee flyers are available in the office.

Marina Store
We will be in a second round of conversations with viable parties regarding the store lease this week and next. We are targeting a plan to be in place no later than May 1, 2026.

Building Committee – Craig Stilwell
The following Building Permits were issued in January:

Drew & Joni Pringle	139	Boat Dock
Harry & Georgia Wright	177	Outbuilding
Stephanie Peetz	640	Shingles, Siding & Gutters
Dick Jones	94	Boat Dock

Clean Up – Craig Stilwell

- Nothing to report this month

Roads & Maintenance – Aaron Fitzgerald

- General maintenance continues
- Crew spent a lot of time the past month plowing snow
- Shout out for the major water line repair in extreme temperatures

Security – Ryan King

MILES- 1469
HOURS PATROL- 465
HOURS ON CALL- 279
RADAR- 13
ROAD WARNINGS- 0
ROAD CITATIONS- 1
WATER WARNINGS- 0
WATER CITATIONS- 0
ROAD ISSUES- 6
WATER ISSUES- 1
ASSIST CVFD, DCSD, DCEMS- 7
ANIMAL CALLS DOMESTIC, WILDLIFE- 3
REMOVE NON-MEMBERS- 0
VANDALISM- 1 (WINDOW SHOT WITH BB GUN)
PROPERTY OWNER CALLS- 25
RV/CAMPER CHECKS- 0
GOLF CART INSP.- 0
SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

WARMER WEATHER MEANS MORE PEOPLE OUT AND ABOUT. WATCH YOUR SPEED!!!
REMINDER, NIGHT CARTS WILL BE INSPECTED THIS YEAR. (FLAGS 6 FEET), (VISIBLE NEW PERMITS, LOT NUMBERS), TURN SIGNALS, HEADLIGHTS, BRAKE LIGHTS, MIRROR,
LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.
SEE SOMETHING SAY SOMETHING!

OLD BUSINESS

- Long-Range Planning report: All sub-committee reports have been compiled into one document. Minor edits and clarifications are being made and the hope is that the report will be finalized by the April meeting.
- 2026/27 Budget changes were passed on a motion by Nathan and a second by Polly.

NEW BUSINESS

- Special Event for FTCE Casino night moving from February 28th to March 28th. The change in date was approved by a motion from Gina and a second by Michael.
- Employee raises have been approved by a motion from Nathan and a second by Michael.
- 2026 Recreation Schedule has been approved by a motion from Craig and a second by Gina.
- Violations at the Trash and Recycling Center – New fines put in place for offenders putting wrongful items in the recycling. First offense will be $75, Second offense $100, Third offense $200. Fines were approved on a motion from Gina and a second by Ryan.

- Nominating Committee – Deb Youst, Shelly Griffin, and Deb Higinbotham will be the new nominating committee. The committee was approved based on a motion from Polly and second by Michael.

MANAGER'S REPORT

The Lake Office will be open Saturdays from 9:00 AM – 1:00 PM starting March 7th thru Labor Day weekend.

The annual dues will be mailed Friday February 13th and are due by 4:00 PM April 1st.

I want to remind anyone that is purchasing a new boat to check with the office with the Make, Model and Year to confirm the length is within our guidelines before purchasing.

With no other business to conduct, the meeting was adjourned based on a motion from Nathan and a second from Gina.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary