LAKE SANTEE PROPERTY OWNERS' ASSOCIATION, INC.

BOARD MEETING MINUTES

January 8, 2025

I call to order the January monthly board meeting of the Lake Santee Property Owners Association.

Welcome to all membership in attendance. During the closed Executive meeting preceding this meeting there were no votes taken on items requiring a motion. All subjects requiring a motion, a second, and a vote will be discussed here.

Steve opened the meeting by thanking the community for their outpouring of support for the Gornowicz family following the devastating home fire on January 6, 2025.

The Lake Santee Property Owners Association Board of Directors met on January 8, 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, Craig Stilwell, Autumn Hurm, Polly Fox, Aaron Fitzgerald, Ryan King, and Gina Julien (via phone). Employee present was Rick Crawford. Members present were Donna Knight (108), Chris Elmore (530), Sally Kennedy (876), Tom & Jodi DePalma (218), Brad Tollison (1210), Annette & Greg Coffin (634), Mark Hirt (1107), Amy Ewing (157), and Kristen Evans (778).

President Knight called for a review of the minutes of the December 11, 2024. The minutes were approved on a motion by Craig, seconded by Nathan.

Steve gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Steve then presented the following bills to the Board for approval:

Choate, Angela	$	61.46	Premier	$	2,463.75
Colonial Life	$	194.64	R B S K	$	63.00
Crawford, Rick	$	35.00	Rumpke of Indiana	$	1,406.40
Dec Co REMC	$	1,317.32	Stilwell, Craig	$	399.56
Decatur Co Treasurer	$	125.72	Summit Microsystems	$	50.00
Elan Financial Services	$	2,532.26	Telespire	$	105.00
Foudray, John	$	1,000.00	Tops Home Center	$	83.37
G P C	$	873.31	Total	$	18,785.40
Greensburg Tool & Supply Co	$	561.27			
Haboush, Debra	$	260.00	*Bills Paid Prior*		
IN Dept of Revenue	$	2,800.00	Pitney Bowes	$	212.61
Lake Santee RWWD	$	781.74	Purchase Power	$	104.95
Lecher, John	$	897.61	R B S K	$	63.00
McReynolds IT Solutions	$	58.32	Spirit Seminars & Consulting	$	198.00
New Point Stone, Inc.	$	1,670.99	Vogel, Jason	$	2,000.00
Pieczonka Unlimited	$	993.00	**Total all disbursements**	**$**	**21,363.96**

Marina					
Elan Financial Services	$	418.24	Premier Energy	$	100.00
Gillman Home Center	$	858.54	R B S K	$	84.00
Lake Santee RWWD	$	200.07	**Total all disbursements**	**$**	**1,660.85**

After presentation, the bills were approved for payment on a motion by Polly, seconded by Aaron.

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments. There were no comments.

CORRESPONDENCE
None

COMMITTEE REPORTS
Rules & Regulations – Nathan Walsman

Current Rule

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. Detached canopies or awnings with side curtains or screens are considered a tent. Canopies or awnings with a top only are allowed.

Proposed Rule

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. Detached canopies or awnings with side curtains or screens are considered a tent. Canopies or awnings with a top only are allowed. **Event tents over 600 square feet are allowed with the purchase of an Event Tent Permit. Side curtains are permitted for Event tents only. The Event Tent must be removed within 5 days.**

Rationale

Define the difference between a tent and an event tent.

Nathan made a motion to accept the 2nd reading. Ryan seconded the motion, and the motion passed unanimously.

Nathan made a motion to accept the 3rd reading. Ryan seconded the motion, and the motion passed unanimously.

Recreation – Craig Stilwell

The following recreation events occurred since the December 11th LSPOA meeting:

- Kiwanis Breakfast with Santa on December 14th (approximately 50 persons in attendance)
- Christmas outdoor decorating contest judging on December 14th, winners were given a $40 gift certificate to the Hangout
    - Lot 530 (Chris & Laura Elmore) Best Decorations Overall
    - Lot 878 (Sheldon & Dianna Roberts) Best Glitter & Glow

    - Lot 1142 (John & Deb Foudray) Best Theme
    - Lot 772 (Brian & Leslie Corbin) Judges Choice
    - Lot 803 (Steve & Deb Yost) Most Original
- Bid euchre - every Tuesday
- Trivia – every Thursday, including a pitch-in Christmas dinner on December 12th
- Music Trivia – every Sunday
- Special Trivia party on December 31st

Upcoming recreation events include:
- Bid euchre - every Tuesday
- Trivia – every Thursday

Community Room Committee – Craig Stilwell

There were three (3) Community Room rentals in the month of December.

Lakes & Beaches – Gina Julien

Bass Tournaments:
The Bass Tournament fishing group has submitted the following for approval for the 2025 Team Bass Tournament/USA Bassin #47 - Proposed Schedule:
SUNDAY APRIL 13, 2025, at 8:00 a.m.
SUNDAY MAY 18, 2025, at 6:30 a.m.
SUNDAY JUNE 15, 2025, at 6:00 a.m.
SUNDAY JULY 20, 2025, at 6:00 a.m.
SUNDAY AUGUST 17, 2025, at 6:30 a.m.
SUNDAY SEPTEMBER 21, 2025* at 7:00 a.m. *End of summer open*

*****All participants must be a current Member of USA Bassin***** Entry Fee $60.00 Per Boat / Includes big bass pot ($10.00 Per Boat), plus MANDATORY $2.00 Bass Restock Enhancement fee per boat. Open tournament entree fee $65.00/includes big bass pot. All tournaments will be six (6) hours in length. Questions: Contact: Chip Ayers (812) 593-8915 or Lisa Ayers (317) 750-1782; hayers@isp.in.gov

Gina made a motion to approve the above schedule. Polly seconded the motion, and the motion passed unanimously.

Dam / Spillway Analysis:
Gina has been in contact with a civil engineer to obtain a quote for an in-depth analysis of our dam and spillway. We have our dam and spillway inspected by INDNR every three years. These inspections are visual only and do not look beyond the surface layer. Our concrete spillway is 60 years old and a deeper analysis to define any voids or breaks on the structure below the surface is prudent in order to address deficiencies prior to any major break.

The initial analysis for Dam Assessment Services is $8,500.

Gina made a motion to approve up to $8,500 for initial dam/spillway assessment. Ryan seconded the motion, and the motion passed unanimously.

Membership – Polly Fox
We welcome four (4) new membership in the month of December including but not limited to:
Durham, Ashley 888

Maurer, Diane & Carl	178	Springmeyer, Jill	948

Marina – Polly Fox
The sidewalk has been repaired that goes from the store to the dock. Nothing new to report since last meeting; just reiterating that we will be replacing the shop doors in the Spring, another security light has been added, and we will be increasing the parking for both boats and cars on the Southeast and South of the marina building.

Please continue to patronize the lessees of the marina property: Lakeview Wellness, Robbins on the Dock and Lake Santee Marine Service. Thank you for your support of these business operations.

Building Committee – Ryan King
The following Building Permits were issued in December:

Miller, Leslie	357	Porch Remodel
Schene, Chris & Stephanie	1133	Fence
Lyons, Jack & Susan	1348	Asphalt Shingles

Clean Up – Ryan King
Nothing to report.

Roads & Maintenance – Aaron Fitzgerald
Maintenance Highlights

- One (1) sewer tap
- One (1) water tap
- Tore out damaged concrete at old boat ramp, poured new concrete to make ramp usable again
- Cutout damage section of sidewalk at the marina store and poured new
- Five (5) water meter change outs
- Repaired road on Mohican where we had a water main leak/break

Aaron made a motion to spend up to $5,500 on the John Deere 7225 tractor for hydraulics repair and new tires. Ryan seconded the motion, and the motion passed unanimously.

Security – Autumn Hurm
Sometime Sunday evening a small group of men/probably late adolescent boys arrived in a truck and proceeded to vandalize the Main Beach men's bathroom. The boys threw wads of wet toilet paper all over the bathroom walls, and propped open the door which would have caused the pipes to freeze. Maintenance found the truck and unpropped the door keeping the water lines from bursting.

The truck currently has a flat tire and is sitting in the Main Beach parking lot as the boys must have gotten a ride out of the area. The sheriff was involved, and the license plate of the truck was given to them for further investigation. Please call security if you happen to see someone trying to change the truck tire or get the truck out of the parking lot. We would like to meet the owner in person!

While sledding is allowed at the dam, please try to keep your car as far over on the side of the road as possible to not create a hazard for other traffic to pass.

With the current snow on the ground and possibly more to come this week, keeping your drive clear can be difficult. Security does NOT help pull or tow cars out of the high snow drifts or ditches at this time. Please call a towing company if you need assistance with a stuck vehicle.

OLD BUSINESS

- Dredging Contractors – tabled

NEW BUSINESS

- Lakeview Wellness Update - Sally Kennedy and Kristen Evans gave an update on various programs, grants, etc.

- 2025/26 Management Agreement - Polly made a motion to accept the 2025/26 management agreement. Craig seconded the motion, and the motion passed unanimously.

- 2025/26 Annual Budget - Nathan made a motion to accept the 2025/26 annual budget. Ryan seconded the motion, and the motion passed unanimously

- Storage Building 10x16 - Ryan made a motion to approve The Hangout tenant to move forward with the concept of placing a storage facility near the restaurant, including specific placement, funding and design for approval by the board. Nathan seconded the motion, and the motion passed unanimously

- Decatur County Memorial Hospital Foundation & Lakeview Wellness race March 29, 2025. Polly made a motion to approve races on March 29, 2025 at Lake Santee hosted by Decatur County Memorial Hospital & Lakeview Wellness. Aaron seconded the motion, and the motion passed unanimously.

- List price for Lot 417 - Bids will be accepted prior to 4:00 PM February 6th. Nathan made a motion to accept bids prior to 4:00 PM on February 6th for Lot 416. Autumn seconded the motion, and the motion passed unanimously.

- RWWD request to lower lake to 5' - Craig made a motion to accept the request by RWWD to lower the lake to 5'. Autumn seconded the motion, and the motion passed unanimously,

LAKE MANAGER REPORT

The 2025/2026 Dues and Assessments will be $970.00. The Special Assessment for the Marina is $100.00 (for those members that haven't paid the lump sum payment). Boat permit fees for Boat I, II & IV will be $85.00. Trash bags will be $9.00 for small and $18 for large. There is no increase to Boat III, V, cart permits, or boat slip rental fees. The annual dues will be mailed mid-February and are due by 4:00 PM April 1st.

Any member that has questions about the annual budget can make an appointment with John to review the income and expenses. John welcomes the opportunity to answer those questions and can meet during office hours, evenings and weekends.

There being no other business, Autumn moved to adjourn, seconded by Nathan, motion carried. The next regular meeting will be held on February 12, 2025, at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the February 12, 2025, meeting.

Respectfully submitted,

Craig Stilwell, Board Director