LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 13, 2022

The Lake Santee Property Owners Association Board of Directors met on April 13, 2022 in the restaurant. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Andy Laudick, Nathan Walsman, Mary Tapke, Gina Julien, Bill Ryle, Ryan King, and Mike Manlick. Members present were Steven Topmiller (25), Vicki & Ron Wilson (510), Penny Akers (75), Tony Adelman (198), Tom & Jodi DePalma (218), Gayle & Jim Bryant (599), Bob & Karen Kasee (760), Donna Knight (108), Nancy Fredrickson (348), and Carol Goodwin (285). Employees present were John Lecher and Rick Crawford.

President Knight called for a review of the minutes of the March 9, 2022 meeting. Steve pointed out that in the rationale portion for the reading of Rule 4.1 the last sentence should have read "popularity of paddleboards" not "popularity of kayaks". The minutes were then approved on a motion by Shannon, seconded by Gina.

Nathan Walsman gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review.

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

Best Way Disposal	$	5,531.59	Lake Santee RWWD	$	541.64
Bischoff Plumbing	$	4,900.00	Lecher, John	$	283.04
Boyce Forms	$	320.70	Leising Excavating & Mulch	$	2,700.00
Cardinal Pest Control	$	45.00	New Point Stone	$	765.28
Cardmember Service	$	687.00	Premier Companies	$	296.24
Colonial Life	$	97.00	Purchase Power	$	320.99
Crawford, Rick	$	35.00	R B S K	$	40.13
Deb's Cleaning Service	$	56.00	Stone's NAPA, Inc.	$	322.80
Dec Co REMC	$	1,365.07	Summit Microsystems	$	100.00
Dec Co Treasurer	$	2,571.06	Telispire	$	135.50
G P C	$	838.33	The Nice Law Firm	$	330.00
Harrison Sand & Gravel	$	826.75	The Office Shop	$	33.48
Hoeing Supply	$	87.48	Tops Home Center	$	118.00
Indiana Media Group	$	505.50	*Bills Paid Prior*		
JS McCullough	$	67,404.00	INTime (State Tax)	$	31.69
Koors, Scott	$	1,923.42	**Total All Disbursements**	$	**93,212.69**

After presentation, the bills were approved for payment on a motion by Shannon, seconded by Andy.

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

A member stated he was interested in coming to the meeting to hear the progress of the marina discussions. Steve stated the topic will be discussed in the Old Business portion of the meeting.

Member stated she was interested in hearing progress of the approval of new club at the lake. Steve stated this topic will be discussed in the New Business portion of the meeting.

CORRESPONDENCE

- A member renting a boat slip at the East Beach called in to request a repair on the docks. John informed Maintenance to put the repair on their list for this spring.
- A member emailed about boat docks at the East Beach that need repaired. John informed them that it is on the list for repairs.
- A member emailed about the setbacks in the Rules and Land Restrictions for a gazebo and questioned the enforcement verses a boat dock. The email was forwarded to the Rules & Regulations Committee for review and feedback.
- We received a letter asking if we required Lawn Care businesses to notify the Association on chemicals they are applying on lawns. There are no current regulations. John informed them that the subject would be reviewed by the Rules & Regulations Committee.
- A member emailed requesting changes to Rules 11.3 & 11.4 to allow travel trailers in the community on a limited basis. The Rules & Regulations Committee will discuss this request.
- A member emailed the Board thanking them for everything they do for the community.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

2nd Reading:

Current Rule: 4.1

Only one boat of each type available is allowed on the Lake per membership. For example, only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, paddle boat, raft, etc. The length of speed, deck, bass & fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. No watercraft with sleeping or on board toilet facilities will be permitted. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet in length and under.
a) Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to six paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.

Proposed Rule: 4.1

Only one boat each of Type:
Type I (speed or deck boat)
Type II (pontoon)
TYPE III (non-motorized paddleboards) are allowed six (6).
Type IV (bass or other fishing boat with motor) are allowed per membership. A deck boat may be

substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, paddle boat, ~~raft~~, etc. The length of speed, deck, bass & fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. As determined by Price Digest Marine.
Type V (boats without a motor, exception jon boats with a trolling motor only, kayak, canoe, etc.) are allowed four (4) watercrafts in a combined total.
No watercraft with sleeping or on-board toilet facilities will be permitted. Wake enlarging equipment (ballast, mechanical blades, etc.) are limited to boats 20 feet in length and under.

a) Paddle boards will only require a single set of lot numbers and will only display one permit. Any watercraft not specifically included above is prohibited on the lake at any time.

Rationale: The changes clean up the language and make it less verbose. Under "a" the mention of what type of watercraft and number allowed is already mentioned so has been stricken.

Motion by Shannon, seconded Ryan, and motion passed.

Nathan made a motion to accept the 3rd reading, Billy seconded, motion carried.

2nd Reading:

Current Rule: 4.8
The following restrictions shall apply to motorboats while under power. No person shall:

a) Sit on gunnels (sides) or railings of a boat
b) Dangle feet from boat
c) Ride forward of the safety railing on pontoon boats
d) Stand, sit on seat backs or move about while pulling skiers, tubers, etc.
e) Ride on the upper deck of a pontoon.

Proposed Rule: 4.8

The following restrictions shall apply to ~~motorboats~~ **motorized boats** while ~~under power~~ **in motion**. No person shall:

a) Sit on gunnels (sides) or railings of a boat
b) Dangle feet from boat
c) Ride forward of the safety railing on pontoon boats
d) Stand, sit on seat backs or move about ~~while pulling skiers, tubers, etc~~ **the boat if above idle speed.**
e) **Drivers must maintain position at the console & not continuously stand while driving if above idle speed.**
f) Ride on the upper deck of a pontoon.

Rationale: Change the wording to motorized which is all inclusive. Allow the driver to stand if necessary to see clearly, but not allow passengers to stand or move about due to safety concerns. Make clear that drivers may not move about the boat while driving. It also makes clear that running at idle speed still applies to the rule except as noted in d/e.

Gina motion, Mike second
Gina made motion for 3rd reading, Mike second, motion carried.

2nd Reading

Proposed Rule: 11.16 No person within the subdivision shall blow, rake or otherwise cause grass trimmings, leaves or tree branches to be deposited in the lake. Also, no person shall place such items near the shoreline that could cause them to end up in the lake.

Rationale: Leaves in the lake decompose and increase nutrients in the lake. Nutrients lead to algal bloom increasing the need for lake treatment.

Gina motioned, Ryan seconded, motion carried.
Gina motioned for third, Mike seconded, motion carried.

Rules assessment, Shannon motioned, Ryan second, motion carried.

Recreation – Mary Tapke

Rusty Bladen will play Memorial Day weekend.
All bands have been booked for 2022

Lakes & Beaches – Gina Julien

Dredging:

Dredging in Pirates Cove is now complete with 13,840 cubic yards of sediment removed (A cubic yard is one yard, by one yard, by one yard. Think of a box that is 36 long, 36 inches wide and 36 inches high). Private dredging is currently underway.

Sediment Reduction and Stream Bank Stabilization:

We are currently meeting with engineering firms and construction companies to design and bid a final plan for sediment reduction and stream bank stabilization. Thus far, we have met with three companies and have two additional firms scheduled for site visits and proposals. Once we have selected an engineering and construction company and a final plan is developed with associated construction costs, we will provide the information to the community. Additionally, we are exploring options for grants for this project through various organizations. Unfortunately, because we are a private community, we have not yet identified any opportunities.

Indiana Lake Management Society (ILMS) Conference:

John Lecher and I attended the ILMS conference last week. This was a great opportunity for us to learn about various waterway management topics and network with other Lake Managers and Directors as well as conservation, engineering and construction companies. Topics covered at the conference were: Regulatory and Permitting, Agricultural Impacts on Water Quality, Updates on the Indiana General Assembly (bills proposed/failed and passed as it relates to waterways), Native Plants and Healthy

Shorelines, Aquatic and Vegetative Invasive Species and Control Tactics. In the upcoming months, I will be posting in Smoke Signals information gathered from this conference that is relevant to our lake.

REMINDER:

Please do not fertilize your lawns in the spring months. During spring rains, run-off from your lawns will wash the fertilizer into the lake bringing unwanted nutrients. These nutrients contribute to harmful algae. Fertilization should be done during fall months.

Indiana Department of Natural Resources (IDNR) recommends the following:

§ Do not over-fertilize. Most established lawns need few nutrients to be healthy. Check soil nutrient levels before you fertilize. Soil test kits can be purchased from local hardware stores and through online distributors. (Use phosphorus-free fertilizers. Lawn fertilizer packaging is labeled with three numbers for nutrient content. Look for a zero as the middle number [phosphorus content] to indicate phosphorus-free fertilizer.)

§ Do not fertilize up to the edge of a waterway. Do not dispose of grass clippings or leaves in or near a waterway.

§ Prevent soil and organic matter from washing into waterways and carrying excess nutrients into the drainage. Limit the use of aquatic weed control. These chemicals can have unintended consequences for algae development and the potential release of toxins and, therefore, are not recommended.

Membership – Shannon Gibbs
We had four new members to report in the month of March.

Community Room Committee – Shannon Gibbs
- There was one Community Room rental in the month of March.
- New flooring is currently being installed in the community room.
- The Easter Egg Hunt will take place Saturday, April 16 at 11:00am. There will be a gathering to stuff easter eggs on Friday, April 15 at 10:00am.

Building Committee – Ryan King

The following building permits were issued in March:

James & Debra Kleiser	528	House
Logan Schumacher	869	Culvert & Ditch
Sid Lucas	229	Pool
Leroy Kemp, Jr.	1649	House

Clean Up – Ryan King
- Clean up committee completed spring rounds April 4th.
- Currently 15 properties under watch, 3 Violation Assessments for cleanup & 12 Courtesy Letters where sent out.

Roads & Maintenance – Bill Ryle
The culvert was installed at Wasco. We are currently looking for Abe's replacement in maintenance department as the crew has been reduced to 3 employees.

Billy made a motion to approve $10,500 for dust controlled, Mike seconded, and the motion carried.

Security – Mike Manlick
Spring time is here and many are putting the boats back on the water. Please make sure you have the necessary safety devices on your boat and share the lake with others.

The security team will be taking training in April, May and June on CPR, Traffic control and general safety techniques.

Training Schedule 1:00-3:00
April 13 CPR
May 11 Report Writing
June 8 Vehicle Stops
July 13 Traffic Control, Incident Report

A special Thank You goes out to Mike Cutrufelli for monitoring the boats launching for the Bass Tournament last Sunday and catching non-members trying to join the tournament. Mike noticed they didn't have lot numbers or boat permits and refused to let them launch.

We are still looking at locations for 2 stop signs.

OLD BUSINESS
Shannon provided an update on the marina committee. The committee suggested a purchase of the marina to the board. Shannon made a motion to accept the current letter of intent for purchase of the marina. Ryan seconded the motion, and the motion carried.

Steve described that a letter of intent to purchase has been drafted but details of the letter of intent can't be disclosed at this time due to confidentiality agreements between the two parties. If the letter of intent is agreed upon, the details will then be made available to the membership and a vote would be taken amongst membership and a majority vote would be required.

NEW BUSINESS
A member has requested the formation of a new club at Lake Santee. Voting on the acceptance of the club will be delayed until all proper paperwork has been submitted.

Mary would like to propose a euchre game every other Tuesday from 1-4 starting May 10. Mary motioned, Mike seconded, and the motion carried.

MANAGER'S REPORT

The winch was stolen off of the maintenance pontoon boat while it was stored next to the maintenance building. We ask that anyone seeing suspicious people around the maintenance buildings or elsewhere in the community to call Security.

Summer Trash/Recycle hours will begin May 3rd.

There being no further business, Gina moved to adjourn, seconded by Shannon, motion carried. The next regular meeting will be held on May 11, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the May 11, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary