LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 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, Angel Hocker, Steve Gauck, Shannon Gibbs, Polly Ann Fox and Bill Ryle.
Employees present were Rick Crawford (1482) and Brittany Green (1294). Members present were: Chris Ehrhard (915), Charlie Hocker (936), Maurie Goodwin (894), Tom Eberle (914), Clair & Nancy Fredrickson (348), Dan Archiable (252), Steve Knight (108), Shirley & Claude Livesay (530), Barbara Cripe (880), Mary Tapke (284), Carol & Joe Trimpe (278), Paul Gosnell (1147), John Phillips (933), Scott Gibbs (352), Vicki Wilson (510), and Greg Yazel (1318).

President Lecher started the meeting by thanking everyone who helped over the holiday weekend, making it another success. He also took this time to welcome Angela Choate to the Lake Santee office and wish Michelle Deaton success in her new career as a real estate broker. He noted that Kevin Choate was placed on the Board of Directors slate at the last meeting, however, since his wife Angela accepted the open position in the office he has since withdrawn his name for consideration and will not be placed on the ballot.

President Lecher called for a review of the minutes of the June 12, 2019 meeting. Carol Goodwin asked to note a spelling error under the first paragraph of the Rules & Regulations section where meeting was spelled meting. This was noted and will be corrected. Polly Ann Fox approved the minutes on a motion, seconded by Carol Goodwin, motion carried. A member in the audience raised concern that she felt a few pieces of information were left out of the minutes where she had asked a question in regards to the funds collected at the golf cart run that is sponsored by Bryant's Bar & Grill. It was noted that the question asked at the last meeting was not a POA sponsored activity and did not need to be included.

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:

Alerding CPA Group	$ 775.00	Meyer, Bernard	$ 3,610.04
Cardinal Pest Control LLC	$ 45.00	Pitney Bowes	$ 171.93
Cardmember Service	$ 5,717.23	Premier Companies	$ 773.01
Colonial Life	$ 101.54	Scheidler Brothers, Inc.	$ 249.74
Crawford, Rick	$ 35.00	Solutions Bookkeeping	$ 95.00
ETC	$ 972.02	Stone's Farm Service	$ 87.70
Gillman Home Center	$ 353.05	Summit Microsystems, Inc.	$ 50.00
Green, Brittany N	$ 157.20	Tim Lecher Farm Service	$ 79.89
Greensburg Tool & Supply	$ 37.99		
Lake Santee RWWD	$ 491.63	Total	$ 13,802.97
Bills Paid Prior to Meeting			
Clift, Cloe	$ 58.56	REMC	$ 1,141.39

Griffin, Matthew	$ 445.09	Haverkos, Elise	$ 75.50
Johnson, Ethan	$ 66.06	St. Clair, Ray	$ 60.00
The Office Shop	$ 58.07	Clift, Gary	$ 59.12
Hellmich, Chris	$ 50.00	Total Paid Prior to Meeting	$ 2,013.89
Total Disbursements	$15,816.86		

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- John Phillips introduced himself as the newest PT Security staff.
- A member asked if we would be hearing any amendments to rule 4.1 in the near future. A Director responded with yes, later this evening.
- A member in the audience thanked Brittany for taking quick action on a situation over the weekend.
- Carol Trimpe stated she had some of the Friends of Wildlife calendars available after the meeting if anyone was interested in. They contain photos of wildlife from Lake Santee.
- A member in the audience stated the fireworks were awesome!
- A member thanked everyone for all of the hard work over the weekend.
- Rick Crawford, Security Chief, thanked everyone for a great holiday weekend. He reminded everyone to slow the golf carts down. He stated that we do have one new part time security guard, Mike is back and we are still looking for one more security guard.

CORRESPONDENCE

Brittany stated she received the following correspondence:

- Email from a member thanking the gate guards for all of their hard work and that the fireworks were great.
- First Financial Bank has sent notification via a bank representative visit and letter that they will not be renewing their contract to have an ATM in the parking lot. It will be removed in the next 180 days. The bank representative stated that the machine was in need of a costly upgrade and the machine currently averaged a loss each year for the bank.
    - A member in the audience asked if we could see if another bank would be interested in putting in an ATM machine. Brittany stated she would look into it.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol Goodwin presented the following rules to the board for review.

Carol presented rule 11.12 for a second 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.

The rule was approved on a motion by Carol Goodwin, seconded by Bill Ryle. The rule was then discussed in detail and a question on what if a boat does not have a sticker on it was brought up, as well as other items that are eyesores. It was decided to amend the rule further and bring it back next month for a 1st reading. The 2nd reading of rule 11.12 did not pass.

Carol then presented rule 12.13 for a second reading.
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.

The rule was approved on a motion by Carol Goodwin and seconded by Steve Gauck, motion carried. Carol then asked for acceptance of the 3rd and final reading with Polly Ann Fox providing a motion and Angel Hocker providing a second, motion carried.

Carol then presented rule 12.23 for a second reading.
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 Goodwin made a motion to accept the rule as presented with Steve Gauck providing a second, motion carried. Carol then made a motion for acceptance of the 3rd and final reading with Polly Ann Fox providing a second, motion carried.

Carol then presented rule 11.13 for a second 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 Goodwin made a motion to accept the rule as presented with Bill Ryle providing a second, motion carried. Carol then made a motion for acceptance of the 3rd and final reading with Steve Gauck providing a second, motion carried.

Carol then presented the second reading to strike rule 7.8 and amend rule 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 made a motion to strike rule 7.8 and amend 7.11 with Shannon Gibbs providing a second, motion carried. Carol made a motion for acceptance of 3rd and final reading with Polly Ann Fox providing a second, motion carried. It was then stated that the reason for the changes to these two rules was to stay current with state rules, be safe, and protect our property values and most importantly the lake.

Carol then presented a first reading of rule 4.1.
Boating - 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 twenty (20) feet in length. ~~Deck boats are not to exceed 22.5 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.

b) Any deck boat measuring up to 22.5 feet that has a valid title on file in the LSPOA office before October 1, 2019 shall be grandfathered against the rule stating the length of deck boats. Such deck boats may be transferred to any other member in good standing and considered to be grandfathered for the duration of the life of the boat or while a valid title is on file at the LSPOA office and properly stickered each year. If a boat goes without a current sticker for a year it will no longer be grandfathered by this rule.

A motion was made by Carol Goodwin to accept the changes and additions to rule 4.1 as read, a second was provided by Angel Hocker, motion carried. The second reading will take place at the August 14th meeting. Carol did want to note the reason for this change is to help eliminate the confusion between members and the office staff as well as help with the manufacturers creating more hybrids. It makes sense to treat the two classifications the same as far as length is concerned. Afterwards a question on the number of kayaks a member can have was brought up. Carol stated she would review before next months meeting.

Carol then presented the first reading of rule 4.12.
Boating - Rule 4.12 No person shall operate a power craft within or through the shore zone or any cove at a speed greater than five (5) miles per hour or a speed that creates a wake. The shore zone means that

water area of a uniform width of one hundred (100) feet lying parallel and contiguous to the shoreline. The dam shall be considered a shoreline. No wake is defined as the lowest speed possible to maintain headway and navigation. A rule of thumb is that the wake of a boat should not move moored watercraft or other floating objects.

A motion was made by Carol Goodwin to the changes and additions to rule 4.12 with a second provided by Bill Ryle, motion carried. The second reading will take place at the August 14th meeting. Carol noted that some boats don't make the same wake at 5mph as others. The definition of a wake is meant to help with any confusion.

Carol then presented the addition of rule 5.6 along with changing the header for the Skiing section to Water Sports for a first reading.

Water Sports – Rule 5.6 The use of wake enhancing devices is allowed on weekdays with no time restrictions. The use of wake enhancing devices is allowed on Saturdays and Sundays from 10:00 A.M. to 2:00 P.M. The use of wake enhancing devices is not allowed on any holiday or three-day weekend.

A motion was made by Carol Goodwin with Shannon Gibbs providing a second, motion carried. Carol did want to note this only restricts the use of wake enhancing devices not the boats or wakeboarding in general. She also added that this rule would have three full readings.

A member in the audience asked about the timeframe for construction to be completed. It was stated that this is part of the Land Restrictions and all buildings must be completed within six months from the date the construction commences. It was added that the homes being built now are much larger than the bungalows that were originally being built when the Land Restrictions went into place. Since that time rule 12.12 has been enacted to more clearly define what has to be completed in that 6 month time frame. President Lecher stated that the Land Restrictions are not as easy to change as the rules and regulations. Any attempt to change the Land Restrictions would be very costly to the membership as an attorney would need to be involved with any attempted change as well as a mailing to notify the membership of an effort to change the Land Restrictions. It would take 2/3 of all lot owners to respond in the affirmative for a change to take place. If a 2/3 vote in the affirmative were not received the cost associated with this would be for nothing. This is why we are looking at doing a By-Laws change to clean up some items and see what sort of responses received, as both need to be mailed and positive responses received.

Recreation – Shannon Gibbs

Shannon started her report by wanting to thank the following for a successful July 6th weekend celebration:

- Decatur County Memorial Hospital for sponsoring the Beach Party inflatables and giveaways.
    - During their 4-hour shift, they completed 61 blood pressure screenings and had 145 individuals register for door prizes. They were able to answer many questions about their services and providers for our members.
- First Financial Bank for the sponsorship of Rusty Bladen and band. Mother nature delayed the start but we still got in a good two hours before the fireworks.
- Youth Fishing Tournament was another success with 45 kids participating and 293 fish caught.
    - Greg & Leslie Yazel for all of their hard work helping Shannon put it together and for donating prizes. For bringing their friends Jeff and Shirley Weedling for assistance.
    - Ronda Peetz who helped us with printing fishing cards for the kids.

- Stacy and the Dockside crew for getting lunch together for the kids.
- Barb Powers & Star Environment for their generous prize donations.

Shannon asked to make a motion for additional music in the Amphitheater, as Tree City Properties, Inc. would like to sponsor Matthew Lamping in the Amphitheater on July 27th at 7PM. It was noted that many of our members would know Matthew as he has grown up at Lake Santee. Carol Goodwin seconded the motion, motion carried.

Reminder the Belairs will be playing in the Amphitheater on August 3rd at 7PM and is sponsored by the Booster Club. The Women's Club Auction is Saturday, August 10th and will be followed by the LSPOA's Annual Meeting on Sunday, August 11th.

Lakes & Beaches – Randy Ostendorf

In Randy's absence President Lecher gave the Lakes & Beaches report. All of the docks previously ordered have now been installed and are fully rented. Randy has received questions on adding additional docks to lake access areas. We typically add three docks each year, which results in six new slips available. With the growing lake population we understand that there is a need for more docks. Randy is in the process of going around and trying to determine where future docks could be located.

President Lecher also stated the algae testing and treatment is going well. He also provided the reminder that glass and trash do not belong on the beach. There is now a fishing line disposable container located at the east beach. Please utilize this container instead of placing these items on the ground or in the water.

President Lecher went on to give an update from the Silt & Sedimentation Committee. He stated the following, the committee has met a couple of times to review updated information learned since we last convened in 2018. We are still monitoring various areas around the lake where water comes in for improvements to slow down silt coming into the lake. Scott Gibbs met a contact at the Indiana DNR through an acquaintance. He later had an in-depth discussion around the previous study and what we had learned about options on the north end to slow down material coming into the lake. From the meeting he also obtained information regarding what permits may be required, as well as a list of firms in the area that could provide design work and drawings etc. so that we can properly gauge the cost of the project and viable next steps.

President Lecher provided all board members with a quote from FPBH during the executive session. The firm would assist us through the next steps in potentially moving forward with a long-term approach to slowing the amount of silt/sedimentation coming into the lake and reducing the amount of dredging required. FPBH is a firm we have a history with, in the past they designed the north end bridge replacement as well as providing drawings etc. to match the work done to shore up the deck on the community building.

The quote is for $1,270 and if approved we would be able to then, get solutions, costs etc. for the work to do actual studies and provide solutions for the north end which could include final Engineer stamped drawings that we could work off of for construction. The second phase of the project would be expensive, however, the firm is well versed in funding sources for projects like this. President Lecher recommended we accept the quote received from FPBH in the amount of $1,270 with Carol Goodwin providing a motion and Steve Gauck seconding, motion carried.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 795 Dana & Bill Gradel
- Lot 1647 William & Carrie Agee
- 1401 & 1402 Kristie & James Skaarsgard
- Lot 792 Lorna McCafferty & Dennis Gandert
- Lot 871 Kenneth & Catherine Goetzinger

Community Room Committee – Angel Hocker
Angel stated the normal happenings in the community room. The Decatur County Memorial Hospital is showing an interest in having a couple of events in the community room this fall. This could include flu shot clinic. Shannon and Angel will work with the hospital to get additional details to present to the board.

Building Committee – Steve Gauck
The following building permits were issued in June:

- Lot 625 Jason Kuck Metal Roof Approved
- Lot 1420 John & Lisa Clark Fence Approved
- Lot 336 Josh Steffee Metal Roof Approved
- Lot 285/286 Maurice & Carol Goodwin Pool Approved

Clean Up – Steve Gauck
Steve provided the following breakdown from the Clean Up Committee with a note that they hope to do a lakeside review soon.

- Courtesy letters – 28
- Fines established – 10
- Thank you notes – 16
- Properties on the watch/warning list - 8

Roads & Maintenance – Polly Ann Fox
Polly started by thanking the board and POA for allowing her to serve for the last six years. This will be her final board meeting before the annual meeting. She went on to state that the maintenance team has been doing a lot of mowing and dust control is down on all but two roads. They are continuing to work on riprap on the shoreline and repairing roads to prevent issues during heavy rains. They continue to work on the drainage issues around the subdivision.

To follow-up on the recreation court improvements Polly presented a cost breakdown to the board during the executive session. The new recreation courts would consist of a full beach volleyball court, a full tennis court, a half-court basketball with 3-point line and a full pickle ball court. A second pickle ball court will have striping in the tennis court. The proposal will provide full courts with the exception of the recommended “run room”.

Globe Asphalt will be doing the surfacing of the courts, coating and striping, and installation of posts. The beach volleyball court will require pro standards, pole pads, net, boundary lines, and additional sand. The fence will also be replaced around the recreational courts. Polly asked for a motion to approve the updated recreational courts for a cost of $30,000 with Carol Goodwin providing a second, motion carried.

The quotes are good for 30 days and the company would like to schedule and start so that completion could be done before Labor Day, as they need warm weather to do the coatings. The only possible concern is if the current court were not crowned properly (for drainage), paving would have to be done in order for it to be properly crowned/sloped. The funding will come from the general fund where we will essentially give ourselves a loan over the next three years that will be paid back out of the budget minus any potential donations received to help with the cost of the courts.

Security – Bill Ryle
Bill started by thanking Rick Crawford and the entire Security Team for all of their hard work over the holiday weekend. Next year we may need to look at hiring an additional outside source to help with security on the busy weekend, as they can't be everywhere at one time. Bill followed up on the animal control issue addressed during the previous meeting and stated we now have two numbers we can contact if we have a dog issue. We do currently have two kennels on concrete that can hold a few dogs until animal control can get out here. Bill encouraged members to ensure your dog has a tag so we can help get them back home as quick as possible. Shannon Gibbs thanked Bill and his wife Ginger for taking time to clean up the kennels and make them ready for dogs.

OLD BUSINESS
President Lecher stated that we had no old business at this time.

NEW BUSINESS
Annual Meeting – The Annual Meeting will be held on August 11th at 2PM in the Community Room as required by our By-Laws. Please plan to attend we will announce the election results at this meeting as well as covering a recap from the year.

Election Committee – President Lecher presented the following member names for the Election Committee to count the ballots for the election: Barb Powers, Nancy Fredrickson, and Don Lamping. Carol Goodwin made a motion to accept the names presented with Steve Gauck providing a second, motion carried.

Wages – President Lecher stated during the executive session the board discussed some pay changes as well as a bonus and would like a motion to approve those at this time. Polly Ann Fox made a motion to approve the discussed pay changes and bonus with Carol Goodwin providing a second, motion carried.

Compilation Report – President Lecher requested permission to engage with Alerding CPA Group to finish our year-end agreement and to complete the compilation report again this year. They have been doing it for many years and we would like to continue with this as we previously have done. Carol Goodwin made a motion to approve with Steve Gauck providing a second, motion carried.

Women's Club Donation – As reported last month the Women's Club was providing a donation to the LSPOA with hopes we would place rubber mulch around the newly installed playground equipment. After much discussion between the board Carol Goodwin stated she would go back to the Women's Club to see if they would be willing to redirect those funds for help with the new recreational facilities. If the Women's Club would agree then we would leave grass under the equipment. Shannon Gibbs added that in the event the Women's Club is able to help please be sure to bid often and bid high at the auction this year ☺. A price had not been received yet for the rubber mulch as Carol was still waiting on the size of

area we needed to place the rubber mulch. A member in the audience asked if the lake would be willing to install additional benches on the beach, President Lecher stated we could look into it.

MANAGER'S REPORT

Brittany stated that last year we requested to have the parking lot at the main beach resealed and striped; however, it was not completed. We received a quote from Globe Asphalt for $2,950. This is slightly higher than what we were quoted last year. Brittany asked the board to approve the funds that were budgeted last year for this item but not spent. Polly Ann Fox made a motion and seconded by Carol Goodwin, motion carried.

Brittany stated that the ballots for the annual election have been sent out and you should receive them any day. A reminder was made that a proxy can be used, however, please be sure your proxy will be available to come to the office in early afternoon on Saturday, August 10th. Please be sure to mail back your ballot in the envelope provided, the purpose is to ensure each owner only votes once.

Brittany announced that Angela Choate has joined the office staff and is a member of our community. Please stop in and welcome her.

Brittany gave a huge thank you to the Maintenance staff for working on July 4th to get the subdivision ready for the holiday weekend. They instead took off on the following Monday. She also thanked all of the beach guards for their hard work at both the beach and the gate along with Pat for helping at the gate. We collected just over $8,000 in donations that will be used for next year's festivities. Brittany also thanked Pat for her hard work at the Recycle Center and Michelle Deaton, Fae Cutrufelli, and Angela Choate for their hard work in the office.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Stephanie Peetz, motion carried. The next regular meeting will be held on August 14, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary