LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
FEBRUARY 13, 2019

The Lake Santee Property Owners Association Board of Directors met on February 13, 2019 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Stephanie Peetz, Angel Hocker, Randy Ostendorf, Steve Gauck, Shannon Gibbs, Polly Ann Fox and Bill Ryle. Employees present were Brittany Green (1294), Mike Cutrufelli (172), and Rick Crawford (1482). Members present were Charlie Hocker (936), Barb Crawford (1482), Chris Ehrhard (915-916), Scott Gibbs (352), Kevin Choate (440-441), Paul Gosnell (1147), Jim Hornig (668), Vicki Wilson (510), and Steven & Donna Knight (108).

President Lecher called for a review of the minutes of the January 9, 2019 meeting. The minutes were approved on a motion by Shannon Gibbs, seconded by Angel Hocker, motion carried.

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:

B & C Rental Sales	$ 78.00	RWWD	$ 437.11
Best Way Disposal	$ 1,029.76	Pitney Bowes	$ 243.77
Blood Hound LLC	$ 4,600.00	Premier Companies	$ 1,400.64
Cardinal Pest Control	$ 45.00	RBSK	$ 84.00
Cardmember Service	$ 443.43	Stone's Napa	$ 40.36
Colonial Life	$ 101.54	Summit Microsystems	$ 100.00
Crawford, Rick	$ 35.00	The Office Shop	$ 157.03
ETC	$ 966.30	Wallpe's Feed & Supply	$ 44.00
Green, Brittany	$ 191.66	Total	$ 9,997.60
Bills Paid Prior to Meeting			
Alderding CPA	$ 275.00	Best Way Disposal	$ 718.68
REMC	$ 1,503.04	Wallpe's Feed & Supply	$ 2,075.80
ACRA Automotive	$13,500.00	IN BMV	$ 307.65
		Total Paid Prior to Meeting	$ 18,840.07
		Total Disbursements	$ 28,837.77

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, seconded by Steve Gauck, motion carried

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member wanted to thank the staff for doing such a great job plowing with the bad weather we've had. He also wanted to remind everyone to check on your neighbors if possible during inclement weather.
- A member asked about when the dam would be closed.
    - President Lecher responded that with the amount of rain we have had we do not anticipate closing the dam any earlier to allow owners to finish doing repairs to docks if the weather cooperates. The dam would be closed no later than March 1st.
- Mike Cutrufelli wanted to remind everyone the CERT Team meets the third Wednesday of the month at the EOC in Greensburg.

CORRESPONDENCE

Brittany stated an email/letter was received from Rob Martin as he would not be able to attend the meeting. Brittany read a portion of the letter to the audience and the board was provided a full copy.

Here are a few tidbits from the letter --- I would like to say over the past year I have noticed a lot of progressive change – a new lake manager, cleaner community, tighter security, seeking feedback from members, etc. All of this is very important to me as a property owner, as these types of activities increase our property values and drive new people into our community. Please continue doing what you are doing. Property value, cleanliness and safety are my main interests of the community as a young business professional. I believe we as a community are growing positively right now. The growing diverse population and all the construction activity I have witnessed are true signs of that statement. Let's keep the momentum going by keeping an open mind, exploring new opportunities, listening to members and developing long term plans to continue to make Lake Santee both the best summer destination in Indiana and a wonderful place to live year-round for fulltime residents.

COMMITTEE REPORTS

Rules & Regulations – Doug Lecher

Doug stated in Carol's absence that Carol has a committee doing an in-depth review of all the current rules along with the by-laws. He stated in the next few months we will be

doing a mailing for some bylaw changes. More information will be forthcoming prior to the mailing.

Recreation – Shannon Gibbs
Shannon stated the Easter Egg Hunt will take place on April 20th and she is still looking for a volunteer to wear the suit of honor.

Shannon received a request from a member asking for permission to use the beach area for a St Patrick's Day polar plunge. The member will be using the event as a fundraiser for Power to Act (Break Bags). Shannon made a motion to approve the event pending a draft of a liability waiver from the attorney and the group providing a certificate of insurance for the event. Bill Ryle seconded the motion, motion carried. If you are interested in being a participant please be on the look out for further details from Power to Act.

Lakes & Beaches – Randy Ostendorf
Randy stated we are still on the look out for some items for our fishery project to include PVC, buckets, concrete blocks, etc. If you have any of these items you would be willing to donate please get with Brittany in the office. These structures will be placed in a few locations to help our smaller fish hide from predators.

Randy also mentioned the lake has fluctuated between 3.5 feet down to overflowing thought the month of January. Tentatively the gate will remain open until March 1st. It was stated that once again Mother Nature has not cooperated with the amount of rainfall we have received over the winter to allow for much work on the shorelines and docks. The maintenance crew will begin working on repairs to the beaches soon as they have had some erosion issues from the amount of rain.

The report from Blood Hound LLC came in and shows no voids or issues with the spillway. They did use GPR (Ground Penetrating Radar). They recommended that we continue to mow the dam area as we did this past summer. If any wet spots were to form it would be easily noticed when mowing.

Membership – Angel Hocker
Angel presented the following new members:

- Carl & Alida Winkler Lot 898
- Matt & Jennifer Haehl Lot 801-802

Community Room Committee – Angel Hocker
Angel had nothing to report other than the room was used for the normal activities.

Building Committee – Steve Gauck

The following building permits were issued in January:

• David Plew	Garage	Lot 924
• Chris Rodal	Dock & Shoreline	Lot 935
• J. Asher & C. Sellers	Home	Lot 503-504

Clean Up – Steve Gauck
Steve stated that four fines are still being continued that were placed in the fall. He stated the committee would schedule a time to drive through the subdivision towards the end of March. But if you see something of concern please contact Brittany and they can take a look at it.

Roads & Maintenance – Polly Ann Fox
Polly stated that the Maintenance crew did the following:

- Plowed snow several times
- Serviced and repaired bush hogs
- Removed tree stumps from Lake Access 253-254
- Graded stone in the parking lot at the Main and East Beaches

Security – Bill Ryle
Bill stated the Security team has received the new vehicle that was approved last month. You will notice them driving around in a red jeep.

Bill provided the following warning --- After April 1st, any boat on the water or suspended above it (on a lift) must have the new boat sticker. Please note this is your only warning!

Bill also stated that as boating season nears to please be courteous of your neighbors and fellow boaters. Please monitor your wake and volume of music.

Rick Crawford (Security Chief) added from the audience to keep watching for suspicious activity as we have had several car alarms and an attempted break in. We just ask that everyone stay vigilant. As always if you have a break in please call 911 first. If you see something suspicious please give Security a call.

OLD BUSINESS
No old business to discuss.

NEW BUSINESS
No new business to discuss.

MANAGER'S REPORT

Brittany stated that with the amount of rainfall we have received lately to please make sure your culverts are clear as this has caused flooding on some of our roadways.

The annual billing for dues and assessments will be mailed on Friday (February 15th). She also thanked Rick Crawford for getting the sign at the entrance up and going again.

Brittany stated that the new cameras installed are working great and are very clear. She did state we have had some issues with individuals doing doughnuts in the parking lot and/or peeling out. She is asking members to avoid this type of behavior as it causes damage to the parking lots and requires additional repairs by our maintenance crew.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on March 13, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary