LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 11, 2020

The Lake Santee Property Owners Association Board of Directors met on March 11, 2020 in the Restaurant due to repairs in the Community Room. President Shannon Gibbs presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Randy Ostendorf, Bill Ryle, Autumn Hurm, Mike Manlick, and Andy Laudick. Members present were Ginger Ryle (579), Stephanie Schene (1133), Kathy Winzenread (1092), Michelle Deaton (262), Polly Ann Fox (881), Charlie Hocker (936), Gordon Burgess (814), Claude & Shirley Livesay (530), Clair & Nancy Fredrickson (348), Paul Gosnell (1147), Ronda Peetz (1057), and Matthew Griffin (1486). Employees present were Mike Cutrufelli (172) and John Lecher.

President Gibbs reminded everyone in attendance that we would again not be taking questions or comments during the meeting outside of member introductions. If you have questions or comments during other parts of the agenda please feel free to reach out to John Lecher in the office or the director responsible for that area. Questions for the directors can also be sent to LakeSanteeBoard@etczone.com. The exception to taking comments during the agenda will be when there is a second reading of a rule. We do have a few first readings tonight and the second readings will take place next month.

President Gibbs called for a review of the minutes of the February 12, 2020 meeting. Andy Laudick stated there needed to be a correction to the date printed in the minutes in regards to the Easter Egg Hunt, it will be taking place on April 11th and not the 12th as indicated in the minutes. The minutes were approved on a motion by Randy Ostendorf, seconded by Andy Laudick, motion carried.

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

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

Aquatic Control	$	35,802.24	FPBH, Inc.	$	1,270.00
B&C Rental	$	78.00	Lake Santee RWWD	$	540.29
Best Way	$	537.79	Lecher, John	$	110.98
Cardinal Pest Control	$	45.00	New Point Stone, Inc.	$	1,341.74
Cardmember Service	$	649.52	Pitney Bowes	$	638.97
Colonial Life	$	101.54	Premier Companies	$	1,526.78
Crawford, Rick	$	35.00	RBSK	$	11,963.59
Decatur Co REMC	$	1,470.05	Stone's Farm Service	$	131.95
DISA Global Solutions	$	61.50	Stone's Napa, Inc.	$	40.04
Dyna-Pak Corporation	$	2,255.00	The Office Shop	$	70.63
ETC	$	970.77	Tops Home Center	$	297.83
			Total:	**$**	**59,939.21**

Bills Paid Prior:

Decatur Co. REMC	$	1,475.88	Stone's Farm Service	$	41.54
Harland Clarke	$	211.82	Stone's Napa	$	41.45
LSPOA – Petty Cash	$	120.75			
			Total Prior:	**$**	**1,891.44**
			Grand Total:	**$**	**61,830.65**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Charlie Hocker stated that he would be running for County Council at Large in Decatur County. His desire is to represent the folks at Lake Santee since we are the 2nd largest population in the county he feels as though we need additional representation. He hopes the community will be supportive. Charlie stated multiple reasons on his interest to run for office such as, concern over the current leadership, lack of vision, high tax rates, reduction of costs needed, change of thinking needed, needs to be accountability. Please contact Charlie for additional questions or conversations in regards to his campaign.
- Paul Gosnell stated that a few years ago we signed up for an alert system called Remind, and questioned if the notification system was active.
    - President Gibbs stated that we would look into this.
- Mike Cutrufelli, on behalf of the Clarksburg Fire Station, stated they would like to hold the annual pancake breakfast on Saturday, May 23rd in the Lake Santee Fire Station.
    - President Gibbs responded by saying Andy could ask for a motion under Recreation.

CORRESPONDENCE

John Lecher stated that the office has received two separate requests to purchase lake owned property, lots 852/853 and lot 1438. President Gibbs stated these lots were designated as green space on the original plat map. The directors talked about these three properties in the executive session. Past Board's have long made the decision that green space should stay as platted, and this Board will continue with that position. John will communicate back to those members who inquired.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol stated she had two rules to present this evening. Both rules are generated by a growth in the community.

Rule 12.2

Current Rule 12.2:

Building permits issued by the Association are required for houses, garages, outbuildings, additions, roofing, re-siding, swimming pools, fences, docks, decks, communication dishes larger than 36", culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and any other structure. Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and it specifies the documents and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction, to insure compliance.

Amended Rule 12.2

Building permits issued by the Association are required for houses, garages, outbuildings, additions, roofing, re-siding, swimming pools, fencing, docks, decks, communication dishes larger than 36", culverts, filling or tiling of road ditches, gazebos, lake walls, shoreline protection, dredging, dog pens and other structures. *Additionally, building permits are required for landscaping which may grow to a height taller than 48" and hardscape which is taller than 48". The exception to this rule would be deciduous trees.* Many of the aforementioned also require a building permit from the appropriate county. A form is available at the Lake Santee Office for submitting permit requests and that form specifies the document and/or drawings required to apply for a specific permit. All structures must conform to the Subdivision restrictions. At the discretion of the building committee, periodic and/or final inspection may be made of the construction to ensure compliance.

Carol stated the purpose in changing rule 12.2 is in regards to protecting the views in the community and to help as people become more inventive in landscaping.

Carol requested a motion to accept the changes as read with Bill Ryle providing a second, motion carried. The second reading will take place at the April meeting.

Rule 12.21

Current Rule 12.21

When connecting an unattached exterior structure to a main dwelling the enclosure must meet all standard building requirements for roofs, foundations and siding.

Amended Rule 12.21

When connecting an unattached exterior structure to a main dwelling the enclosure *and foundation of the structures must be continuous. The enclosure must be a permanent structure matching the existing style and* must meet all standard building requirements for roofs, foundations and siding *(if included).*

This rule amendment was requested by the building committee to prevent the connection of multiple buildings by just a roofline.

Carol requested a motion to accept the changes as read with Bill Ryle providing a second, motion carried. The second reading will take place at the April meeting.

If you have any questions on these changes or rules in general please feel free to contact Carol Goodwin.

Recreation – Andy Laudick
Andy started by requesting a motion for two items:

1. Clarksburg Volunteer Fire Department to have their annual Pancake Breakfast on Saturday, May 23rd.
2. Spring Wildflower Walk on April 19th from 2-4PM.

Andy asked for a motion to approve both events with Carol Goodwin providing a second, motion carried.

Lakes & Beaches – Randy Ostendorf
Randy stated there was a hole in the boat ramp and it has now been repaired. On February 24th the lower gate in the dam was closed, our current water level is down 3.5 feet with the rain we are gaining progress on starting to fill up. John ordered the docks previously approved from the Marina and they will be placed once in.

Membership – Angel Hocker
Stephanie presented the following new members in Angel's absence:

- Lots 1632-33 James & Paula Free
- Lot 1162 Brian & Maureen Lakin
- Lot 1453 Randall & Ashley Ketcham

Community Room Committee – Angel Hocker
John reported that the drain system for the restaurant is currently being upgraded to larger lines. There have been issues with this for many years and with the restaurant currently vacant it was the perfect time to complete the upgrade. They started this afternoon and should be completed no later than Monday.

Building Committee – Bill Ryle
The following building permits were issued in December:

Gina Julien	851	Extend Seawall/Riprap
Todd Pieczonka	583	Boat Dock
Mike Manlick	930	Retaining Wall/Dredge
Timothy Ryan	1379	Driveway Culvert

Clean Up – Bill Ryle
Bill stated the committee completed a ride around the lake last week. A total of 15 issues, 5 were watches with 10 courtesy letters being mailed.

Roads & Maintenance – Autumn Hurm
Autumn reported that Maintenance is currently grading the roads until the end of March then they will apply new gravel. They are trying out the grader instead of using the maintainer. With the light winter we have extra salt/sand left that will be saved for next year.

Security – Mike Manlick

Mike started by saying we have an opening for a day shift part-time weekend security person. Since this is day shift we are opening the posting up to residents and non-residents of Lake Santee. During the month of February two speeding tickets were issued along with multiple verbal citations. It appears 5-10 individuals are causing the speeding issue. As the weather warms up we will continue to watch for speeders and to keep the community safe. Mike thanked the Security team for their hard work. Mike went on to mention the quiz that you should have received with your annual dues and assessment mailing. Make sure your guests are aware of the rules, as the homeowner is responsible for their actions.

Mike also made an announcement that the NO GLASS ON THE BEACH rule will be heavily enforced this year. Anywhere there is sand you should not have glass. Last year we had some issues with this and we are just trying to keep everyone safe. Glass on the beach is a huge safety issue. Please be responsible.

You will notice in the April edition of the Smoke Signals a new article on safety. The Security sub-committee will be publishing an article each month on safety awareness. The April article will focus on boat safety.

OLD BUSINESS

Dam Bridge – John Lecher stated that on March 4th the concrete repair was completed. The guardrail should be replaced on March 18th and we are looking at adding additional guardrail pieces.

Restaurant – It was stated that we currently do not have anyone interested in renting the restaurant space. The board is looking at different options to find interested parties. If you know of anyone who might be interested please send him or her John's direction.

NEW BUSINESS

No new business to report at this time.

MANAGER'S REPORT

John reported the following:

Recycle Center

- Heavy Trash – May 2nd – May 10th;
- Summer hours will start on May 12th with adjustments only to Tuesday/Thursday 4-6:30PM.

Write Offs

- As discussed in the executive session for the 2019/2020 fiscal year we have six accounts totaling $29,813.35 that have been deemed non-collectable. John requested permission to write the accounts off, Carol Goodwin provided a motion to accept as presented with Autumn Hurm seconding, motion carried.

Transfer of Funds

- John requested permission to transfer $50,000 from the general fund back to the money market account as last month we temporarily moved the funds until dues

started coming in. Mike Manlick provided a motion to return the funds back to money market with Stephanie Peetz providing a second, motion carried.

Guardrails for Dam Bridge

- John requested the board consider approving larger guardrails on the dam bridge. This would be a 12ft 6in section of flared railing at a cost up to $4,000. Mike Manlick made a motion to purchase additional guardrail sections at a price up to $4,000 with Carol Goodwin seconding, motion carried.

There being no further business, Randy Ostendorf moved to adjourn, seconded by Stephanie Peetz, motion carried. The next regular meeting will be held on April 8, 2020 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary

These minutes are subject to approval by the LSPOA Board of Directors at the 4/8/2020 meeting.