LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 9, 2020

The Lake Santee Property Owners Association Board of Directors met on December 9, 2020 via phone conference due to COVID-19. President Carol Goodwin presided and called the meeting to order at 7:52 PM. Other Directors present were Shannon Gibbs, Stephanie Peetz, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Andy Laudick. Employee present, John Lecher.

President Goodwin called for a review of the minutes of the November 11, 2020 meeting. The minutes were approved on a motion by Shannon Gibbs, seconded by Gina Julien, 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:

Cardinal Pest Control	$	45.00	Lecher Farm Service	$	78.50
Cardmember Service	$	54.86	Lecher, John	$	305.96
Colonial Life	$	149.62	Premier Companies	$	1,510.42
Crawford, Rick	$	35.00	R B S K	$	108.70
DISA Global Solutions	$	61.50	Summit Microsystems	$	50.00
Globe Asphalt Paving	$	500.00	The Office Shop	$	102.07
Great Plains Comm	$	934.93	Tops Home Center	$	41.66
Chamber of Commerce	$	130.00	Wallpe's Feed & Supply	$	60.00
Hoeing Supply, Inc.	$	31.01	Total	$	4,996.14
JALarr & Co. LLC	$	248.90			
Lake Santee RWWD	$	548.01			
			Bills Paid Prior		
			Crawford, Rick	$	70.00
			Greenfield Signs & Lighting	$	674.61
			Grand Total	**$**	**5,740.75**

After presentation, the bills were approved for payment on a motion by Shannon Gibbs, seconded by Ryan King, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS
Due to a closed phone conference there were no member introductions.

CORRESPONDENCE

- 11/30 – Received a follow up email concerning the original email on 10/29 regarding a flag containing profanity and requesting it to be removed. Security informed a member to remove a flag containing profanity, however, Security didn't see the one in question. Security then found four additional flags that contained profanity and asked the members to remove the flags.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs
Due to a virtual meeting Shannon stated she would postpone again the reading of two rules until we have an audience present.

Recreation – Steve Knight
In Steve's absence Carol stated the Santa Parade would take place on Saturday, December 12th at 11AM. Steve provided to Carol his report and stated the Santa suit had been dry-cleaned and is in good shape. He did go ahead and purchase a new wig/beard for $20. The holiday lighting contest would take place on December 19th.

Carol then presented a Swing band for approval, Slammerjazz. The band will be scheduled for Saturday, June 26th in the amphitheater and will provide Big Band style tunes of the 40s, 50's etc. The band does require a 50% down payment to reserve the date. If something happens due to weather or Covid the band can be rescheduled. Mike Manlick made a motion to accept the band with Gina Julien providing a second, motion carried.

- Memorial Day Weekend – Rusty Bladen, tentatively
- July 4th - Smiley's, tentatively
- July 24th – Belairs, sponsored by the Booster Club
- Additional bands to fill in on scheduling

In Steve's report he asked for a professional closed road case to store the sound/projector system to prevent an accident from happening. It is currently stacked on a cart in the Community Room closet. The equipment would then be installed in the case that would have wheels for easy maneuvering. This request was tabled while Steve is absent to ensure full understanding of the request and cost.

Carol stated Bryant's at the beach is advertising to bring kids by before the parade begins for hot chocolate and popcorn. Since in their advertising they've mentioned the parade, we will add it officially to the festivities. Carol asked to amend the existing motion to include this in the originally planned Santa parade. Gina made a motion to move forward, seconded by Bill Ryle, motion carried.

Shannon mentioned she heard during the Governor's address this afternoon the local health departments would no longer be able to grant exceptions on the number of individuals at

social gatherings and the new limit would be strictly enforced by the county's color on the state map.

Lakes & Beaches – Gina Julien
Gina reported that the lake level is currently down 40 inches with the anticipation to be down by 48 inches this coming Friday depending on the weather. We will hopefully be down to our goal of 5 feet 9 inches by the end of December.

Gina went on to report that the Indiana Department of Natural resources in their inspection of the Dam suggested that we have our structural engineer evaluate the integrity of the dam. In doing so, the engineer recommended shot rock placement. We requested estimates from two companies and selected McCoullough Excavating as our vendor. Their fee for placement of the shot rock along the dam shoreline is $22,750. Gina made a motion to accept the bid with Shannon Gibbs providing a second, motion carried. The funds will need to be moved from set aside account 365 (erosion control reserve) to the general checking account. A motion was made by Gina and seconded by Shannon Gibbs, motion carried.

Gina previously reported that a study was conducted in 2006. It identified 6,000 tons of sediment enters our lake from the Right Hand Fork of the Salt Creek. A recommendation was made at the time to develop a plan to correct the flow and reduce the sedimentation rate. Moving forward with said plan requires permits from four government agencies. These agencies require a formal plan developed by an engineering company. In September of this year, we sent a request for proposals to four engineering firms. We met with several engineering firms and had follow up conversations. The firm most appropriate is FPBH. FPBH's initial professional engineering services for siltation and water quality evaluation study with mitigation plan recommendations include the following deliverables:

1. Initial site visit/collection/review reports/record drawings
2. Prepare study plan of current siltation impact to the lake
3. Review existing environmental studies/biological opinions
4. Perform site survey and depth sounding
5. Perform siltation evaluation (sampling/lab analysis)
6. System model development
7. Prepare options for silt removal/mitigation planning
8. Prepare detailed cost estimates for construction and design engineering/inspection costs
9. Prepare necessary permits (work with permitting agencies)

The fee for the above services is $75,000.00. The next step is to present these findings to the RWWD and finalize the details of this joint venture project between the POA and RWWD.

Membership – Andy Laudick
Andy presented the following new members:

- Lot 314 William & Barbara Hartman
- Lots 671-673 Kenneth & Karen Mueller

- Lot 1315-1316 Bryan & Penny Akers
- Lot 252 Mike & Paula Nelson
- Lot 666 Jon Kalotta

Community Room Committee – Andy Laudick
Andy stated he had no updates to report for November.

Building Committee – Ryan King
The following building permits were issued in November:

• Brent Wilkerson	672	Replace Shingles
• Roger Ruff	592	Replace Shingles
• Kim & Mark Crouch	87	Outbuilding

Clean Up – Ryan King
Ryan stated he had nothing to report for clean up for the month of November.

Roads & Maintenance – Bill Ryle
Billy stated we did have our first snow/ice event and the maintenance crew treated roads and stayed on top of things. No other items to report or discuss from November.

Security – Mike Manlick
Mike stated we have a new Security team member, Jed Barnett. Welcome Jed! Mike thanked Rick and John for putting together a draft on an internal dog policy. This draft will be circulated to the board members.

OLD BUSINESS
None

NEW BUSINESS
None

MANAGER'S REPORT
John presented the following items to the Board of Directors for approval.

1. Request approval for updates to the employee handbook as discussed during executive meeting on hours worked for full time vs. part time employment with an effective date of December 2020. A motion was made by Shannon Gibbs to accept as presented during the executive session, seconded by Ryan King, motion carried.

2. Request approval to replace one of the two heat pump/AC units in the Community Room at a cost not to exceed $1,500. A motion was made by Andy Laudick, second by Bill Ryle, motion carried. This unit will match the one we replaced last year and will help keep the room at an even temperature.

3. Request for permission to the families of Carolyn & Don Shelby allowing them to place Christmas lights at the north gate on the three pine trees in memory of Carolyn & Don Shelby each Christmas. A motion was made by Ryan King, seconded by Gina Julien, motion carried.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Gina Julien, motion carried. The next regular meeting will be held on January 13, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the January 13, 2020 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary