**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**
**BOARD MEETING MINUTES**
**June 10, 2020**

The Lake Santee Property Owners Association Board of Directors met on June 10, 2020 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, Angel Hocker, Bill Ryle, Autumn Hurm, Mike Manlick, and Andy Laudick. Employees present were John Lecher, Lauren Clay and Rick Crawford. Members present were Rodney Schmidt (791), Michelle Deaton (262), Paul Gosnell (1147), Clair & Nancy Fredrickson (348), Rick & Mary Johnson (543), Polly Fox (881), Steve Knight (108), and Maurie Goodwin (285)

President Gibbs started the meeting by welcoming everyone back to the Lake Santee Property Owner's Association Board Meeting. She thanked the staff and Directors for their continued hard work through this pandemic. She also thanked the members for their patience as well as their ability to adapt and adjust throughout this health crisis. She added while we do not yet know what will be in Governor Holcomb's next executive order, this board will continue with our commitment to follow state law and we appreciate your continued support in keeping our community safe and healthy.

President Gibbs called for a review of the minutes of the May 13, 2020 meeting. The minutes were approved on a motion by Carol Goodwin, 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 review.

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

| | | | | | |
|---|---|---|---|---|---|
| A&A Industries | $ | 64.20 | Lake, Anthony | $ | 106.99 |
| Best Way Disposal | $ | 1,396.42 | Lawson Products | $ | 349.02 |
| Best Way Disposal Heavy Tras | $ | 1,200.24 | Lecher, John | $ | 283.39 |
| Cardmember Service | $ | 266.85 | Meyer, Bernard | $ | 3,264.03 |
| Colonial Life | $ | 224.43 | Minute Maids | $ | 75.00 |
| Crawford, Amanda | $ | 370.00 | New Point Stone | $ | 749.62 |
| Crawford, Rick | $ | 35.00 | Premier Companies | $ | 1,118.82 |
| Decatur Co REMC | $ | 1,203.53 | Purchase Power | $ | 208.99 |
| DISA Global Solutions | $ | 61.50 | Stone's Farm Service | $ | 23.48 |
| ETC | $ | 930.77 | The Office Shop | $ | 49.23 |
| Gillman Home Center | $ | 117.62 | Tim Lecher Farm Service | $ | 343.54 |
| Greensburg Tool & Supply | $ | 450.15 | Tops Home Center | $ | 353.95 |
| Harrison Sand & Gravel | $ | 22,398.61 | Vinyl Solutions Unlimited | $ | 200.64 |
| Hoeing Supply | $ | 631.30 | Walters Tire Center | $ | 660.06 |
| Hughes, John | $ | 750.00 | **TOTAL** | **$** | **38,257.87** |
| Kramer Kreations | $ | 370.49 | | | |

*Bills Paid Prior*

| | | | | | |
|---|---|---|---|---|---|
| Best Way Disposal | $ | 1,155.00 | Manek, Schanel | $ | 90.00 |
| Gauck Concrete | $ | 4,950.00 | Ford Abstract | $ | 125.00 |
| James H. Drew Corp | $ | 4,488.99 | Taylor, Stephen | $ | 75.00 |
| Graue, Patrick | $ | 90.00 | Dec Co Auditor | $ | 20.00 |
| Hellmich, Chris | $ | 90.00 | Dec Co Recorder | $ | 25.00 |
| | | | **Total Prior** | **$** | **11,108.99** |
| | | | **Total Disbursements** | **$** | **49,366.86** |

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

**MEMBER INTRODUCTIONS AND COMMENTS**

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

- A member asked if an update from the Silt & Sedimentation Committee could be placed in the Smoke Signals.
    - President Gibbs responded by saying she would get with the Committee and see what they could provide.
- A member thanked the Board for keeping Facebook up to date.
- A member thanked the Board for all of their hard work.
- A member in the audience wanted to know the status of the 4th of July celebration.
    - President Gibbs stated this would be provided in a bit.

**CORRESPONDENCE**

John presented the following pieces of correspondence received in the office over the past month.

- Phone call from a member that did not agree that no fishing was allowed. John informed the member that fishing is currently allowed. However, no fishing tournaments are permitted until Stage 4 of the Governor's Back on Track Plan.
- Phone call from a member stating he is a non-fisherman, but does not agree with the Boards decision on fishing tournaments. That we allow basketball games with closer contact than 2 fishermen in a boat. John explained the decision to follow the Governor's Back on Track executive order.
- Email from a member requesting the board re-evaluate their decision on fishing tournaments. Shannon spoke to the member on the phone and explained based on the Governor's Back on Track Plan that fishing tournaments are not permitted until Stage 4.
- Phone call from a member stating drainage issues around his house. Member stated there was a 4' moat around the house and over driveway. John informed the member that the Purdue Extension office had evaluated that area very recently and there is no solution for when we receive heavy rains like what had happened. But they did state there was not a concern for erosion in this particular area of the subdivision.
- Email from a member in regards to continuous barking from a dog. A fine was sent and the member has paid the fine.

- Email from a member that they are very disappointed to see that the riprap along the lakefront at the pavilions has been denuded of cattails and waterfront vegetation that serve to filter water coming into our lake and preventing erosion and silt buildup. John told the member we no longer spray to kill cattails and spoke with Brandon about making sure they are not removing them in the future.
- Email from a member in regards to a dogfight. John stated a report was filed on the incident in case of future issues.
- Email from a member with concern for boaters speeding in the No Wake Areas. Boaters are also coming too close to the shoreline. John stated we would continue to work with Security and the Security Sub-Committee on education and enforcement of the boating rules.

**COMMITTEE REPORTS**

**Rules & Regulations – Carol Goodwin**

Carol stated that before the pandemic she read a few rules and they were ready for a 2nd reading. She will be proceeding with the 2nd reading tonight. The first one is Rule 12.2 and this one had some feedback and the committee re-evaluated it and will be moving forward with it as it stands.

**Rule 12.2** (2nd reading)

*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.

A motion was made by Carol Goodwin to accept the rule as read with Bill Ryle providing a second, motion carried. The motion passed with 4 members voting in favor and three members voting against the rule. The 3rd reading will take place at the July meeting.

Carol then presented Rule 12.21 to the Board for review. She did state that although the wording is slightly different the intent of the rule has not changed. The change is strictly to further clarify the rule better. This rule amendment was requested by the Building

**Rule 12.21** (2nd reading)

*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 or breezeway must have a continuous foundation between the two structures. The enclosure or breezeway must be a permanent structure with a solid roof matching the existing style and must meet all standard building requirements for roofs, foundations and siding if included.

A motion was made by Carol Goodwin to accept the rule as read with Bill Ryle providing a second, motion carried. The motion passed with one member voting against the rule and all others voting in favor of the amendment.

**Recreation – Andy Laudick**

Andy stated that we are still currently evaluating the plans for the 4th of July celebration based on the anticipation of the Governor's Back on Track Plan and Stage 5 opening on July 4th. As of right now we are still planning, however, we will have a final decision over the coming days. In the meantime the issue we are concerned with is being able to maintain the activities for members only in a safe environment. We've discussed multiple ways to ensure we have enough staff to control the influx of people attending the fireworks. We are also trying to determine the best way to communicate to the membership if we allow members and their family/guests only. With all of the other events cancelled in the area we want to ensure Lake Santee is NOT the go to destination for fireworks this year. We are still working on reviewing all of the details to ensure the success of the event. The Board has discussed many ideas over the past few days and continues to gather additional information to make the most informed decision that we can at this time.

**Lakes & Beaches – Randy Ostendorf**

In Randy's absence no report was given.

**Membership – Angel Hocker**

Angel presented the following new members:

- Lot 1207-1210 Michael & Barbara McIntosh
- Lot 1086 Darryl & Lisa Wolterman

- Lots 1512 Floyd & Linda Sinclair
- Lot 573 Elsa & Roman Duty
- Lots 403-404 Robert & Melissa Post
- Lot 1049 Charles Winsby

**Community Room Committee – Angel Hocker**
Angel reported that there was no activity in the Community room. Shannon did want to remind everyone the large shelter at the main beach is available to be rented.

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

| | | |
|---|---|---|
| • Lisa & Ray Hobbs | 1334 | Swimming Pool |
| • Chad & Amy Dehaven | 466 | Deck and Swimming Pool |
| • Dakota Meyer | 1598 | House |
| • Michael & Barbara McIntosh | 1207-1210 | Culvert |
| • Matthew & Carmon Linkmeyer | 392 | Culvert |
| • Andrew Laudick | 961 | Pool and Deck |
| • David Kastner | 27 | Culvert |

**Clean Up – Bill Ryle**
Bill stated with the restrictions that have been in place a ride did not take place in May. However, he is hopeful with the restrictions lifting further that the committee will have a chance to take a ride prior to the July meeting.

**Roads & Maintenance – Autumn Hurm**
Autumn reported that the majority of the gravel roads have received additional gravel and that so far 1,000 tons has been placed. The dust control will be starting over the coming weeks. The beach volleyball net is up and more sand is being brought in. The beach barrels have been placed at both beaches.

**Security – Mike Manlick**
Mike started by thanking everyone for having patience in following the Governor's Back on Track Plan. He went on to thank Mike Cutrufelli for his 5 years on the Security team. Mike then welcomed Lauren Clay to the Security team.

He stated that the Security sub-committee has been meeting. They are finalizing the flyer and determining a good way to distribute them to the membership. The cost will be around $300-400 and the flyer will contain all of Security's phone numbers and top rules. The committee is also looking at speed limit signs with LED flashing lights to slow everyone down and remind drivers the speed limit on the road is 25 mph. The committee has also considered rumble strips to be placed in strategic locations.

Mike stated in May tickets were issued for a variety of items and the holiday weekend created even more tickets and warnings. If issues continue with the same individuals they will be brought before the board for review.

Mike ended by saying everyone SLOW DOWN, we can all do better on watching our speed.

**OLD BUSINESS**

*Covid-19 Update* – President Gibbs stated, a new executive order from Governor Holcomb is expected tomorrow putting us into Stage 4 of the Back on Track Plan. With this order it is expected that we will be able to finally open the playgrounds, however, we will wait for the order to be published before communicating any changes for the subdivision.

In regards to Covid-19 and the 4th of July celebration, we are currently moving forward with plans at this time but it is subject to change. At the time of the meeting the celebration is being planned as if we are going to have members and guests only. Your guests will need to know your full name and lot number to gain access to the subdivision. Ultimately, our priority is the safety and health of our members and their guests.

Stage 5 of the Back on Track Plan is currently not scheduled to open until July 4th,the same day as our celebration. At this time we are still considering alternative options, which includes a new date for fireworks and our celebration festivities. If Stage 5 were not to open as anticipated this would cause a last minute cancellation of the celebration and still require us to fulfill our contracts.

**NEW BUSINESS**

*Correction of September & October Meeting Minutes* - President Gibbs stated during the September and October Board meetings what was read during the meeting and what was published in the minutes did not match. The rule read at both meetings was the correct version. President Gibbs went on to read the full version of Rule 4.1.

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. In addition, the member may have a canoe, rowboat, paddleboat, raft, etc. The length of speed, deck, bass and 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.

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 6 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 on the LSPOA office before December 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 while a valid title is on

file in the LSPOA office and properly stickered each year. If a boat goes without a current stick for a year it will no longer be grandfathered by this rule.

This was found while doing a review of the rules. Carol Goodwin made a motion to amend the minutes from September and October 2019 to reflect the rule change as it was read in the meetings, with Angel Hocker providing a second, motion carried. The minutes for both September and October will be updated and the corrected minutes to be placed on the website along with the updated rules.

*Report of the Nominating Committee* - Polly Fox spoke on behalf of the Nominating Committee that consisted of herself, Michelle Deaton, and Nathan Walsman. Polly stated she wanted to thank the LSPOA Board of Directors for their confidence in the committee to put together a quality slate of candidates for the 2020 election. Polly thanked Nathan Walsman and Michelle Deaton for their time, efforts, and commitment to put this together with several Zoom meetings and lengthy discussions.

Polly stated on behalf of the Nominating Committee they would like to present the following 9 members who have agreed to stand for election to the Board of Directors of the Lake Santee Property Owners Association (LSPOA) for the 2020 election.

1. Mark Adams
2. Tony Adelman
3. Tim Deno
4. Autumn Hurm
5. Gina Julien
6. Ryan King
7. Steve Knight
8. Andy Laudick
9. Rodney Schmidt

President Gibbs added that this year there are four open positions with three of those serving three-year terms and one a one-year term. Angel Hocker made a motion to accept the slate as presented with Mike Manlick providing a second, motion carried. President Gibbs thanked Polly, Michelle and Nathan for their service on the Nominating Committee.

*Annual Meeting* – President Gibbs stated that the Annual Meeting would take place on Sunday, August 9th, 2020 at 2:00 pm at the Lake Santee Fire Station. The change of venue is due to Covid-19 and the need for more space to ensure we are still able to social distance.

**MANAGER'S REPORT**

John provided the following items during his report.

*2021 – 2022 Mowing* - The contract mowing prices would remain the same for 2021 as it currently is in 2020. However, there would be an increase in 2022 of 2.5% percent. Carol

Goodwin made a motion to accept the proposed contract with Bernie Meyer and it was seconded by Stephanie Peetz, motion carried.

*REMC* Tree Removal – REMC has now contracted a second company to assist with tree removal. Electro-Com will now be in the subdivision doing tree removal for REMC. They will be using the same process as Asplundh in contacting the member before any trees are removed.

North Gate Landscaping Project – John had a detailed board of what the project would look like when complete. He noted there are donation forms that can be picked up in the office and he thanked those who have donated so far.

There being no further business, Carol Goodwin moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on July 8, 2020 at 7:30 PM in the Community Room.

*These minutes are subject to approval by the LSPOA Board of Directors at the 7/8/2020 meeting.*

Respectfully submitted,
Stephanie Peetz, Secretary