LAKE SANTEE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
July 9, 2025

Steve Knight called to order the July monthly board meeting of the Lake Santee Property Owners' Association. He welcomed all membership in attendance.

The Lake Santee Property Owners' Association Board of Directors met on July 9, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Tony Adelman, Craig Stilwell, Gina Julien, Autumn Hurm, and Ryan King. The employee present was Rick Crawford. Members present were Steve Gray (911), Maureen Lakin (1162), Connie Adelman (198), Paul Gosnell (1147), Mark Hirt (1107), Debra Haboush (536), Karen Leisring & Ed Nungester (378), Clay Kellerman (561), Amy Ewing (157), Ana & Joe Hooten (371), Kristen Evans (778), and Kim Stilwell (201).

President Knight called for a review of the minutes of the June 11, 2025 meeting. The minutes were approved on a motion by Craig, seconded by Nathan.

Tony gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Tony then presented the following bills to the Board for approval:

Best Way Disposal	$	1,823.95	Shelby Tire & Auto Care	$	1,053.25
Cardinal Pest Control	$	55.00	Stone's NAPA	$	74.54
Colonial Live	$	194.64	Summit Microsystems	$	50.00
Crawford, Rick	$	35.00	Telispire	$	105.00
Elan Financial	$	6,711.41	The Office Shop	$	1,392.99
Greensburg Tool & Supply	$	516.97	Tim's Wrecker Service	$	129.69
Lake Santee RWWD	$	641.88	Tops Home Center	$	259.52
Lecher, John	$	159.60			
Meyer, Bernard	$	2,209.77	*Bills Paid Prior*		
Municipal Electronics Division	$	45.00	Everett Barber	$	350.00
Nobbe Mower Shop, Inc.	$	34.99	Christopher Paduano	$	1,200.00
Pieczonka Unlimited	$	74.00	Koenig Equipment	$	254.86
Premier Companies	$	2,715.78	Pitney Bowes Global	$	212.61
R B S K	$	5,669.00	Rydin Decal	$	364.77
Robbins on the Dock	$	78.93	Tim's Wrecker Service	$	263.80
Rumpke of Indiana LLC	$	1,481.79	**Total all Disbursements**	**$**	**28,158.74**
Marina					
First Financial	$	1290.00	RBSK Partners PC	$	45.50
Lake Santee RWWD	$	428.82	**Total all disbursements**	**$**	**1,764.32**

After presentation, the bills were approved for payment on a motion by Autumn, seconded by Nathan.

MEMBER INTRODUCTIONS AND COMMENTS

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

A member commented on how nice it was to have all the activities that the lake provides for its members.

A member commented that there was positive feedback on the new water fountain/fill station that was installed before the July 4th weekend.

CORRESPONDENCE

- A member expressed concern for safety on our roads specifically that walkers and joggers should be remined to walk into the flow of traffic. There was also a suggestion that no vehicles pass any vehicles of any type in a corner. The information was passed to the security team for monitoring.
- A member asked if applying lake treatment in the rain when the lake was above full pool and running over the spillway made sense. John checked with Aquatic Control. They responded, these treatments only need between 15 and 60 minutes of contact time to be effective. Due to the short durations needed to be effective, we are not concerned with rainfall impact on planktonic algae treatment especially since these species will migrate to the upper levels of the water column during low light conditions

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 4.1 – 2nd and 3rd Reading

Current Rule

4.1 Only one boat of Type I (speed or deck boat), Type II (pontoon), and Type IV (bass or other fishing boat with motor) will be allowed 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, one/two-person sailboat, or paddle boat. The length of speed, deck, bass & fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. All boat lengths will be determined by Price Digest Marine. Type III (paddleboard) will be allowed six (6) and Type V (boats without a motor, exception jon boats with a tolling motor only, kayak, canoe) will be allowed four (4) watercrafts in a combined total. 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. Any watercraft not specifically included above is prohibited on the lake at any time.

Proposed Rule

4.1 Only one boat of Type I (speed or deck boat), Type II (pontoon), and Type IV (bass or other fishing boat with motor) will be allowed 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, one/two-person sailboat, or paddle boat. The length of speed, deck, bass ~~&~~**,** fishing boats **and Waketoons (pontoons with wake technology)** shall not exceed 20 feet. Pontoon boats **(without wake technology)** are not to exceed 28 feet. All boat lengths will be determined by Price Digest Marine. Type III (paddleboard) will be allowed six (6) and Type V (boats without a motor, exception jon boats with a tolling motor only, kayak, canoe) will be allowed four (4) watercrafts in a combined total. 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. Any watercraft not specifically included above is prohibited on the lake at any time.

Rationale
Waketoons have a larger turn radius and less visibility than a 20' ski boat or wake boat.

Nathan made a motion to accept the 2nd reading, Craig seconded the motion, and the motion passed unanimously.

Nathan made a motion to accept the 3rd reading, Gina seconded the motion, and the motion passed unanimously.

Rule 11.17 – 2nd and 3rd Reading

Proposed Rule
Shoreline protection is the responsibility of members owning a lake front lot or lots. Shoreline protection must meet a standard conforming to other shorelines as determined by a majority of the building committee. Types of shoreline protection are listed in Rule 12.4.

Rationale
Protecting our shoreline from erosion is a priority in water quality as our lake is our most valuable asset.

Nathan made a motion to accept the 2nd reading, Tony seconded the motion, and the motion passed unanimously.

Nathan made a motion to accept the 3rd reading, Gina seconded the motion, and the motion passed unanimously.

Rule 12.5 – 1st Reading

Current Rule
12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area.

Proposed Rule
12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area. **Contractors are required to provide a Certificate of Insurance with the following insurance requirements with the building permit:**

- **Insurance Requirements for general contractors:**
  - **General Insurance: Minimum $1 million.**
  - **Workers Compensation Insurance: Minimum $1 million each occurrence.**

Rationale

To require a standard of insurance for contractor work in the subdivision.

Nathan made a motion to accept the 1st reading, Ryan seconded the motion, and the motion passed unanimously.

Recreation – Craig Stilwell
The following recreation events occurred since the June 11th, 2025 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The Darrell Peetz Memorial Car Show scheduled for June 14th was rained out and rescheduled for August 23rd
- A concert with Project 19 Band scheduled for June 14th was rained out and may or may not be rescheduled for 2025.
- 3-person Bid Euchre Tournament on June 25th
- Lake Santee yard sales on July 4th and 5th
- Kayak races sponsored by Lake Santee Connection on July 5th
- Women's Club bake sale on July 5th
- DJ on the beach, July 5th
- A concert with Lincoln Street Band on July 5th
- Fireworks sponsored by REMC on July 5th
- Youth Fishing Tournament on July 6th

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- A concert with Big Skies in the amphitheater on July 12th at 7:00 p.m. sponsored by Tree City Properties
- Bark to Art, a canine painting experience on July 19th from 10:00 to noon at the East Beach sponsored by Tree City Properties
- The Belairs in the amphitheater on July 19th at 7:00 p.m. sponsored by the Booster Club
- Lake Santee Farmer's Market on July 26th from 9:00 a.m. to noon
- A concert with David Lewis on August 2nd from 7:00 to 9:30 p.m.

Community Room Committee – Craig Stilwell
There were six (6) Community Room rentals and one (1) Shelter rental in the month of June.

Lakes & Beaches – Gina Julien
Youth Fishing Tournament:
On Sunday, July 6, we held the annual Youth Fishing Tournament. This year we had our largest turnout of 49 young anglers ranging in age from 3 to 14. The largest fish caught from the group was 21" and the most fish caught from a single participant was 15. There was also one snapping turtle and one very large snake reeled in! Beautiful trophies were awarded by age group for the individual with the smallest fish, largest fish and most fish. After the competition we had a light lunch of hotdogs, watermelon, chips and cookies. All participants received a door-prize of either a tee-shirt, insulated water bottle, sunglasses, fishing rod with supplies, or a tackle box.

A HUGE thank you goes out to our generous donors (who also volunteered during the event) of the trophies and door-prizes: Ronda and Chris Bennett and Pam and Craig Duncan.

I'd also like to thank our numerous volunteers: Gary Hampton, Dave Julien, David Julien, Carol Goodwin, Kim and Craig Stillwell, Mary Tapke, and Marc Santoro.

Winners of the event are:
Age 3-5
Smallest Fish: Oakley Bedel
Biggest: Jac Judd
Most fish: Emersyn Emig

Age 6-8
Smallest fish: Kirk McClary
Biggest: Lennox Scheidler
Most fish: Alley Hampton

Age 9-11
Smallest fish: Owen Alerding
Biggest: Owen Paul
Most fish: Robert Rohal

Age 12-14
Smallest fish: Brice Montgomery
Biggest: Colby Brewer
Most Fish: Cooper Farag

Membership – Nathan Walsman for Polly Fox
We had four (4) new memberships in the month of June, including but not limited to:
Ronnie & Mary Ann Moore Lot 1598

Marina – Nathan Walsman for Polly Fox
We are still awaiting word on fuel pump delivery in order to install the new fuel system at the Marina. Thank you all for your patience on this endeavor.

Marina Shop
Lake Santee Marine Service is now offering Atlas Boat Lifts for sale and installation. Call 812-527-2400.

Lakeview Wellness (Marina House)
Please see the Smoke Signals and/or the lakeviewwellness.org website for wellness programs and times.

Leak detection was completed on the pool. It has been determined that the water loss is from the liner. They pressure tested the underground plumbing/lines as well as did a structure test. Some temporary patches have been put in place until Lakeview Wellness can determine if some grant monies may be used for this purpose.

Sally has provided the following statement to be included in this board report.
"Lakeview Wellness is pleased to announce that we have been awarded a $285,000 grant through the Decatur County Community Foundation's Mental Health Initiative. This funding will support critical building renovations, including a new ADA-accessible entrance and bathroom, and will allow us to create dedicated spaces for both wellness services and community gatherings. It marks a major step forward in

bringing our long-term vision to life and expanding access to mental health and holistic wellness right here at the lake. We're grateful the DCCF recognized the need for vital resources in our rural area."

Building Committee – Ryan King
The following Building Permits were issued in June:

Roman & Elsa Duty	573	Asphalt Shingles
Tim & Sheryl Butcher	1534	Fence
Thomas Harbin	1350	Boat Dock
Mary Tapke	284	Deck
Vicki Schrader	618	Asphalt Shingles
Greg Kinman	1660	Patio Pad
Ken & Christine Lehmkuhl	1409	House Addition

Clean Up – Ryan King
The roadside cleanup round was completed on June 25, 2025, resulting in the issuance of 30 courtesy letters, 14 second notices, 2 third notices, 4 violation assessments, and 4 thank-you letters.

Roads & Maintenance – Ryan King for Aaron Fitzgerald
The maintenance department completed the following since the last meeting.
* 1 sewer tap
* 28 locates
* Installed new water fountain at the main beach
* Reworked the ground in front of the east beach bathrooms to stop the bathrooms from flooding
* Mowing daily and weed eating
* Maintenance on work equipment
* Maintained the gravel roads with the road maintainer

Security – Autumn Hurm
A HUGE thank you to the security team for all of the hard work and long hot hours you put in on the boats, the roads, working gates or trash, or just filling numerous other positions! Your dedication and coverage have been an important part of the safety of our community on the water and on the roads.

Security's presence on the busiest holiday weekends of the year was constant. Autumn saw security trucks on the road simultaneously with the security boat on the water. There was coverage in the early hours and after dark. The amount of traffic and visitors was at its peak. Thank you for showing up!

One report of gas siphoning from a boat on the water occurred on Thursday, July 3. The fuel line was cut, which is a bit of a change from last year. This has been the first report this summer of 2025. Anyone with information please call the office.

Security is working to find a toilet paper thief. The east beach bathroom seems to have large rolls disappearing in short time frames.

OLD BUSINESS
- Long Range Planning Committee Update – Nathan reported that the committee is compiling the survey responses.

- Extend Resolution for Long Range Planning Committee - Nathan made a motion to extend the Long Range Planning Committee to December 31, 2025. Craig seconded the motion, and the motion passed unanimously.

NEW BUSINESS

- Boat lift deposit of $300 for any lift installed at marina slip rentals - Gina made a motion to require a boat lift deposit of $300 for any lift installed to a LSPOA marina boat slip rental. Nathan seconded the motion, and the motion passed unanimously.

- Sell price 2001 Ford F150 to RWWD - Gina made a motion to sell the LSPOA 2001 Ford F150 to RWWD for the amount discussed in the executive session. Ryan seconded the motion, and the motion passed unanimously.

MANAGER'S REPORT

Ballots for the Board of Director's election were mailed July 8th. Please review the candidates and vote for up to 3. Ballots must be returned in the return envelope with your name and lot number provided. The deadline for returning ballots is by 1:00 PM August 9th at the lake office.

The 2025 Annual Meeting of the Lake Santee Property Owners Association will be held Sunday August 10th at 2:00 PM.

Oopsie! We lost the list of members wanting a quote for asphalting their driveway. Please call the office to get on the list. 812-527-2943. Sorry for the hassle!

There being no further business, Ryan moved to adjourn, seconded by Craig, motion carried. The next regular meeting will be held on August 13, 2025 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the August 13, 2025 meeting.

Respectfully submitted,

Tony Adelman, Secretary