LAKE SANTEE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
March 12, 2025

Steve Knight called to order the March monthly board meeting of the Lake Santee Property Owners Association. Welcome to all membership in attendance. During the closed Executive meeting preceding this meeting there were no votes taken on items requiring a motion. All subjects requiring a motion, a second, and a vote will be discussed here.

The Lake Santee Property Owners Association Board of Directors met on March 12, 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, Gina Julien, Autumn Hurm, Polly Fox, Ryan King and Craig Stilwell (via phone).

President Knight called for a review of the minutes of the February 12, 2025 meeting. The minutes were approved on a motion by Gina, 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:

Aquatic Control	$	45,088.34	New Point Stone Co.	$	2,271.11
Cardinal Pest Control	$	55.00	Purchase Power	$	1,241.99
Colonial Life	$	194.64	Premier Companies	$	3,798.19
Crawford, Rick	$	35.00	Rumpke of Indiana	$	1,417.96
Crossman Fire & Safety	$	1,640.86	S.E. Indiana Title, Inc.	$	105.00
Hountz Concrete Construction	$	150.00	Summit Microsystems	$	50.00
Indy Boat Lifts and Docks	$	841.96	Telespire	$	105.00
John Foudray	$	1,550.00	The Office Shop	$	56.60
JS McCullough Excavating	$	108,240.00	Total	$	168,078.60
Kramer Kreations	$	106.00			
Lake Santee RWWD	$	578.81	*Bills Paid Prior*		
Lecher, John	$	210.70	Elan Financial (ACH)	$	5,475.71
Mc Reynolds IT Solutions	$	341.44	**Total all disbursements**	**$**	**173,554.31**
Marina					
Hoeing Supply	$	17.76	Premier Energy	$	270.66
Lake Santee Marine Service	$	729.39	Wallpe Heating & Cooling	$	3,590.00
Lake Santee RWWD	$	259.96			
Martin Overhead Door	$	9,920.58	**Total all disbursements**	**$**	**14,788.35**

After presentation, the bills were approved for payment on a motion by Ryan, seconded by Tony.

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.

A member asked what was discussed in an executive session.

CORRESPONDENCE

- Received an email and a phone call to reminder members walking their dogs to pick up their waste. In one area a member is putting the waste in a bag, but leaving the bag roadside. John told the members that there would be communications to the community and security would be put on Dog Poopy Patrol.
- Received multiple emails and multiple phone calls about construction equipment being stored in the subdivision. John informed the members that the Clean-up Committee would make notifications to the property owners and the board would discuss further action.
- Received a text and email requesting additional gravel at the trash/recycle center. Maintenance filled some holes and added gravel.
- Received a phone call and multiple written incident reports concerning a loose dog around Santee Drive and Apache Trail that was aggressive to members walking. The dog is light brown and is possibly a pit bull mix. John called Animal Control about County Ordinances for loose dog. Please call Security if you see a loose dog.

COMMITTEE REPORTS
Rules & Regulations – Nathan Walsman

Rule 12.27 Contractors Dredging Requirement – 1st reading

Proposed Rule
Rule 12.27: Contractors providing Over-Water Lakebed Construction/Dredging or Shoreline Lakebed Construction/Dredging are required to provide the following insurance requirements:

Over-Water Lakebed Construction/Dredging:

- Insurance Requirements for general contractors:
    - General Insurance: Minimum $2 million.
    - Umbrella Liability Insurance: Minimum $5 million.
    - Workers Compensation Insurance: Minimum $1 million.
    - Pollution Liability Insurance: Minimum $0.5 million.

Shoreline Lakebed Construction/Dredging:

- Insurance Requirements for general contractors:
    - General Insurance: Minimum $2 million.
    - Workers Compensation Insurance: Minimum $0.1 million.

Definitions of Over-Water and Shoreline Lakebed Construction/Dredging are as follows:

- Over-Water Lakebed Construction/Dredging: The use of heavy construction equipment on or in the lake—which could involve dredging, excavation, or other operations that take place directly in the water.
- Shoreline Lakebed Construction/Dredging: The use of heavy construction equipment from the shoreline or near the water, where the work occurs on land adjacent to the water rather than directly in the lake itself. This could include construction of embankments, retaining walls, or other infrastructure near or along the water's edge. General shore maintenance and dock installation excluded with approved permits.

Rationale:
Provide minimum requirements for contractors in order to mitigate the risks of contractors working in and around the lake.

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

Recreation – Craig Stilwell

The following recreation events occurred since the February 12, 2025 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday

Please note the annual Easter Egg hunt for the lake community youth is scheduled for April 19th at11:00 a.m.

Craig made motion to approve the use of the Community Room for a Bid Euchre 3-person card tournament involving approximately 18 people on the 3rd Wednesday of each month at 1 PM, beginning on April 16th. For more information contact Bob Kassee. Nathan seconded the motion, and the motion passed unanimously

Craig made a motion to approve a "Bark to Art" canine painting experience sponsored by Tree City Properties, Inc. on Saturday, July 19th from 10:00 a.m. to noon at the East Beach. Gina seconded the motion, and the motion passed unanimously

Community Room Committee – Craig Stilwell

There were two (2) Community Room rentals in the month of February.

Lakes & Beaches – Gina Julien

Dam Inspection:

We hired the firm Civil & Environmental Consultants, Inc (CEC) to conduct an initial assessment of our dam and spillway. They completed the winter lake level assessment on February 26 and will complete another physical assessment of the dam and spillway once the water level in the lake is at summer pool. A detailed report will follow once that assessment is completed.

Ohio Lake Conference Association (OLCA):

Last year Lake Manager, John Lecher, and Gina attended the OLCA conference and found the meeting to be extremely beneficial. This group is comprised of private lake communities in Ohio and SE Indiana. During that meeting, we learned about management strategies, security, amenities, funding organizations, wildlife management, assessments and were able to connect with various companies such as civil engineering firms and aquatic control organizations. The next meeting is being held in Dublin, Ohio on April 9 and 10. We feel it is beneficial for Lake Santee for us to maintain our involvement in this organization.

Gina made a motion to approve no more than $1,400 for travel, lodging and conference fees for John and Gina to attend the OLCA conference in Dublin, Ohio on April 9 and 10, 2025. Polly seconded the motion, and the motion passed unanimously

Membership – Polly Fox
We welcome three (3) new memberships in the month of February.

Another reminder is that we will be offering a Membership Orientation meeting on April 26, 2025 starting at 9:00 am in the Community Room open to and encouraged for all membership. New members, especially, are requested to attend. We will be covering numerous topics including Rules & Regulations, a tour of our website, trash and recycle information, introduction of clubs, recreation update and activities, boater and safety information, invasive species, silt and sedimentation update and a Lakeview Wellness presentation. Please mark your calendar for April 26, 2025 from 9:00 am - 11:30 am and join us for a continental breakfast.

Marina – Polly Fox
We will be increasing the parking for both boats and cars on the Southeast and South of the marina house building as soon as weather permits. We will also be revisiting the urgency and possibility of upgrading the pumps and fuel system for the marina.

Marina Shop
The garage doors on the Marina Shop were replaced last week. A reminder that the Marina Shop is now offering tires for your car, trailer, lawn mower and golf carts. They are in the process of ordering boating supplies including tubes, ropes and safety supplies. Their Spring/Summer hours are in effect now:

Tuesday - Saturday	8:00 am - 5:00 pm
Sunday	12:00 pm - 3:00 pm
Monday	Closed

Lakeview Wellness (Marina House)

- Run the Santee – March 29th partnered with Decatur County Memorial Hospital.

The inaugural Run the Santee 5K/10K is already a success with 64 participants signed up! There's still time to register or volunteer and join us for this community walk/run at Lake Santee.

- April Coffee Talk:
  Stop by Fridays in April from 9am–11am to hear what's happening, see draft design plans, and help shape the future of Lakeview Wellness.
- March is Disabilities Awareness Month
- Lakeview Wellness was built on the belief that a healthy, connected life should be possible for everyone. From the start, they have focused on removing barriers, keeping people safe, and ensuring that individuals with disabilities, those aging at home, and their families have the support they need to thrive.
  While their services are for everyone, they remain committed to those who often have the hardest time accessing care and connection, which can be more difficult in rural areas.
- June 28, 2025: Blood Drive in honor of Noah Hughes
- Watch for matching grants (crowd funding). State of Indiana will match donations for upcoming improvements to the Lakeview Wellness building.

Marina Store
The Marina Store Spring/Summer hours will take effect May 1, 2025 as follows:

Tuesday - Thursday	10:00 am - 6:00 pm
Friday - Saturday	10:00 am - 7:00 pm
Sunday	10:00 am - 4:00 pm

Monday Closed

Please continue to patronize the lessees of the marina property: Lakeview Wellness, Robbins on the Dock and Lake Santee Marine Service. Thank you for your support of these business operations.

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

Sandman, Patricia	801 & 802	Seawall
Point Property	1442	House
Flannery, Kimberly	867	Concrete porch & swim spa
Miles, Deborah	67	Outbuilding
Point Property	1441	House
McAllister, James & Susan	1069	Concrete pad & swim spa
Biles, James	1401 & 1402	House

Clean Up – Ryan King
Roadside cleanup rounds are scheduled for March 28, 2025.

Roads & Maintenance – Ryan King for Aaron Fitzgerald
The maintenance department completed the following in February 2025:

- 5 water calls
- 15 sewer pump calls
- 2 new slide supports for the slides at the main beach
- Hauled three (3) loads of scrap metal from the maintenance building
- Cleaned up all the brush on the north end of the lake where the silt was dumped

Security – Autumn Hurm
Pet Control:
There have been numerous reports filed of aggressive dogs coming into our streets and threatening both humans and other pets. These dogs are breaking past their barriers and electric fences. PLEASE check your collar batteries. Check to make sure you do not have any gaps in your electric fence. And please if you have dogs that do not enjoy ANYONE passing by their yard, keep them inside when not attended. Our main road is especially well traveled, and we need to keep our Lake Community safe from aggressive animals. No one should get attacked by a dog while walking in our neighborhood.

Dock/Boat Gas Monitoring:
As the weather warms and we begin launching and gassing up our boats, maybe take some time to consider a camera at your dock for safety. Last season we had a gas thief, and I would like to remind people to consider monitoring your own dock activity. All we need is one camera photo to help identify the person/persons helping themselves to someone else's gas purchase.

OLD BUSINESS
Long Range Planning Committee update:

Membership Input:

- Membership survey information is being compiled. Final draft will hopefully be presented at April Long Range Planning Meeting for Chair review.

Lake Association Comparison:

- Currently comparing 52 lakes around the area
- 25% of the lakes have responded
- Committee to make follow up calls

Revenue Generation:

- Discussion was held about the development of the 501c3 and how this could help drive revenue.
- Will begin submitting grants and informing businesses about the 501c3.
- Communication will be increased to tell membership about the 501c3 and potential tax benefits for members donating to the 501c3.

Finance:

- Awaiting survey draft. Need to make sure the proper financial impacts of each item are conveyed in order to gauge actual interest.
- Silt and Sediment project was originally believed to be spread out over 10 years, but it was discovered it is actually 7 years. This could save upwards of $80,000.

Amenities:

- Made a field trip to Lake Lakengren to review their amenities
- Lake Lockengren currently has about 1400 members @ approximately $900 per members for annual dues and assessments.
- Lake Lockengren had a public pool and community dog park.
- Discussion was being had as to their number of boat permits and if their lake was noticeably more crowded and whether they were having issues with the amount of traffic. This item was going to be passed on to the Lake Comparison Committee for further research.

Physical Properties/Operational Review:

- There was discussion that members were requesting basketball courts at the East Beach. This item should be added to the survey for consideration.
- A new member (Laura Elmore) was added to the committee. Laura will be able to assist with future grant writing.
- Committee has been discussing the Dam/Spillway assessment and hoping to raise funds for that project.
- Committee also discussed selling the dredge spoils to bidders**.**

NEW BUSINESS

- Amendment to the Marina Shop lease - Polly made a motion to approve the amendment to the Marina Shop lease as discussed in the executive session. Craig seconded the motion, and the motion passed unanimously.

- Women's Club purchases – Gina made a motion to approve the Women's Club purchases which are the replacement of the drinking fountain attached to the office building with one that includes a bottle filler station and single cooler, four (4) eight (8) foot polywood picnic tables to replace the wooden ones outside the community room, and replacement of all the swing seats at the main beach. Ryan seconded the motion, and the motion passed unanimously.

- YMCA Tree City Rolling Bike Race – June 28th - Nathan made a motion to approve the YMCA Tree City Rolling Bike Race on June 28th. Polly seconded the motion, and the motion passed unanimously.

- Nomination Committee – A motion was made by Gina to accept the nomination committee consisting of Deb Yost, Chairman, Deb Higinbotham and Richele Griffin. Autumn seconded the motion, motion passed unanimously.

- Gas pump & piping – Gina made a motion to move forward to spend up to $80K as discussed in the executive session to replace the gas dispensers and install new piping from fuel tanks to the gas dispensers. Autumn seconded the motion, and the motion passed unanimously.

  Dock gas pumps must be attended whenever gas is available. In order to use a credit card someone must be attending the pump. On land gas pumps can have a credit card anytime.

- Corporate Sponsorships – Amphitheater, Sport Complex – John said that corporations will sometimes donate funds if the improvement is named after them.

- Southeastern Indiana Environmental Foundation/Bryant's Bar & Grill – Boat Poker Run July 12th from 1pm - 4 pm. - Nathan made a motion to approve the Southeastern Indiana Environmental Foundation and Bryant's Bar & Grill's Boat Poker Run on July 12th. from 1pm– 4 pm. Autumn seconded the motion, and the motion passed unanimously.

- Lot 417 offers – Gina made a motion to counter offer the initial offer for Lot 417. Ryan seconded the motion, and the motion passed unanimously.

  Polly made a motion to accept the counter offer for Lot 417. Craig seconded the motion, and the motion passed unanimously.

- A member made a suggestion to provide an amount each year for members to make a lump sum payment on their marina assessment, for those members who did not make the original lump sum payment assessment amount. John said the board would look into it.

MANAGER'S REPORT
Please pick up your dog's waste when walking. Be courteous to your neighbors.

John wanted to remind anyone that is purchasing a new boat to check with the office with the make and model to confirm the length is within our guidelines.

Summer Trash/Recycle hours will begin on Thursday April 1st.

Heavy Trash will be from Thursday May 29th – Sunday June 8th.

There being no further business, Nathan moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on April 9, 2025 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the April 9, 2025 meeting.

Respectfully submitted,
Tony Adelman, Secretary