LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 8, 2020

The Lake Santee Property Owners Association Board of Directors met on January, 8, 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, Randy Ostendorf, Autumn Hurm, Mike Manlick, and Andy Laudick. Employees present were Rick Crawford (1482), Mike Cutrufelli (172), and John Lecher. Members present were: Clair & Nancy Fredrickson (348), Greg & Annette Coffin (634), Sue Fortman (213), Barbara Cripe (880), Rebecca Jennings (1028), Paul Gosnell (1147), Tony & Connie Adelman (198), Ronda Peetz (1057), Michelle Deaton (262), Doug Lecher (1357), Jane & Jerry Newburn (1370), Claude & Shirley Livesay (530), Steve & Donna Knight (108), Greg Yazel (1318), Chris Ehrhard (915), Tom & Jodi DePalma (218), Lisa Clark (1421), Rob Martin (575), Polly Fox (881), Stephanie Schene (1133), and Scott Gibbs (352)

President Gibbs called for a review of the minutes of the December 11, 2019 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Angel Hocker.

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:

AccuDoc Urgent Care	$	35.00	Lake Santee RWWD	$	448.39
Cardmember Service	$	616.53	Lecher, John	$	589.16
Colonial Life	$	101.54	Pitney Bowes	$	171.93
Crawford, Rick	$	35.00	Premier Companies	$	1,111.39
DISA Global Solutions	$	61.50	Rydin Decal	$	2,733.00
ETC	$	994.78	Solutions Bookkeeping	$	95.00
Goodwin, Carol	$	49.13	Stone's Napa, Inc.	$	93.30
Chamber of Commerce	$	130.00	Summit Microsystems	$	50.00
Greensburg Tool & Supply	$	200.89	The Office Shop	$	72.66
IN Dept of Revenue	$	1,524.00	Tops Home Center	$	194.07
Lake Santee Marina	$	150.00	**Total:**	**$**	**9,447.27**
Bills Paid Prior:					
Decatur Co. REMC	$	1,384.44	Koehne, Abraham	$	250.00
Hoeing Supply, Inc.	$	133.02	Tops Home Center	$	64.98
			Total Prior:		**1,832.44**
			Grand Total:		**11,279.71**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member in the audience expressed great concern over the amount of speeding going on in our community. It was suggested that we look into the flashing speed limit signs such as the ones located in work zones or installing speed humps. The member continued, stating that something needs to be done to slow down cars before someone gets hurt.
    - Conversation was had with Security and it was suggested if you see speeding, to call Security with a description of the vehicle. Security is aware of a few and is working on catching them.
- A member in the audience brought up a concern with theft of mail being sent or received.
    - This issue is currently countywide and the Sherriff's Department is working to catch the individuals involved.
- A member the audience added that in some neighborhoods in Cincinnati speed humps are common and really help slow down the traffic to the speed limit.
- A member in the audience reiterated that we don't want to see someone hurt in our community over those not following the speed limit.
- A member in the audience thanked those who put on the Breakfast with Santa as their grandchildren very much enjoyed it.
- A member in the audience stated she missed the Christmas lights at the Guard Shack.
- It was also brought up that there are a lot of negative comments going on throughout the community on social media and not enough positive comments.
- Seneca Trail is in need of gravel as there are potholes and mud from all the construction traffic in this area. Members asked that we address the issue.

CORRESPONDENCE

John Lecher reported that there was no correspondence received in the office.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol presented her quickest report to date with no rule changes or recommendations for January.

Recreation – Andy Laudick

Andy reported that January is a slow month for recreation as he is working on planning summer events. If you are interested in volunteering your time to assist with recreation events please reach out to the office or Andy to see where help is needed. Andy is also

welcoming suggestions. A member in the audience asked about the budget for bands and it was stated typically around $400-500 but some bands may be more or less depending on size and popularity. Another member in the audience suggested checking out grants offered by the Decatur County Tourism.

Lakes & Beaches – Randy Ostendorf
Randy stated that the lake was down around 5ft prior to the last rainfall. With the expected rain this coming weekend the water level would increase if what is predicted occurs. Randy was able to take a look at the boat ramp while the water was down. He stated that Brandon was able to pull a good amount of rock back up to the ramp with the backhoe.

A member in the audience brought up the idea of looking into to bags that hold riprap at the end of ramps to allow for a longer ramp area. Randy was going to discuss further with the member after the meeting to gather more information. Another member in the audience asked if Maintenance would be going around and pulling stumps/debris from the lake. The consensus was Randy and John would get together with Maintenance to look at the stumps I question but clarified that there are limitations with accessing from members properties. A member in the audience asked about dredging and a sustainability plan. President Gibbs explained that when the last Long Range Planning Committee presented their findings dredging was a very large topic. As a result a Silt & Sedimentation committee was formed. This committee typically meets monthly and is working on ways to prevent additional silt from coming into the lake. They are currently working with various vendors on proposals and specific plans formed off the JFNew report that was completed in 2006. This is a work in progress and is very high on the priority list.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 59 Darrel Jones & Linda Evans

Community Room Committee – Angel Hocker
Angel stated the normal activities took place in the month of December in the Community Room.

Building Committee – Bill Ryle
In Bill's absence, Shannon presented the following building permits as being issued in December:

• Lot 906	Kyle & Elizabeth Kennelly	Home
• Lot 592	Roger Ruff	Outbuilding
• Lot 388,389,274	James Fox	Patio, Dock Repair
• Lot 1502-1504	Andrew Snell	Home
• Lot 195	Doug Switzer	Retaining Wall
• Lot 563	Steve Gagliardi	Retaining Wall

Clean Up – Bill Ryle

In Bill's absence, Shannon reported that there was not an update.

Roads & Maintenance – Autumn Hurm
Autumn reported that there was some sand placed on the beaches and Seneca had been graded. Members in the audience who travel Seneca daily reported that the grading didn't help, as there is mostly mud on the road. There has been new home construction in this area for quite sometime and the roadway is taking a beating. Autumn stated she would get with Brandon on getting some additional gravel placed on Seneca. A member in the audience asked if the lake requires contractors to repair any damage to the roadways caused by their heavy equipment when doing work at properties. It was stated that there is not a current rule for this; however, Carol took this under advisement for review.

Security – Mike Manlick
Mike reported that Rick and team had 71 radar patrols in December. With the number of speeding complaints it was suggested that if you see individuals speeding consistently please contact Security so they can find the pattern and stop it.

Mike reported that his sub-committee was formed and has met. The committee is made up of himself, Rick Crawford, Steve Knight, Rob Stoffel, and Beth Walsman. The committee is working on revamping the boating quiz along with making a page for the annual mailing that is to include the top safety issues we are facing, details on the new rule 5.6, boating best practices and the fine schedule. Mike added that speeding is a big topic for this committee as well as safety violations on the water.

OLD BUSINESS
Dam Bridge – John Lecher reported that we are still waiting on two quotes to come back in the next few weeks.

Restaurant Contract – President Gibbs stated the restaurant has officially closed its doors at the end of December. In an effort to try and work with Dockside we did allow them to remain open through the very last day of their contract. This extended their timeframe to move out past the end of the lease agreement with no additional cost. John Lecher added that keys were given back on January 3rd.

NEW BUSINESS
RWWD Management Agreement – President Gibbs stated that the RWWD does not have their own employees, office space, office equipment, etc. so an agreement has been established between the POA and the RWWD to share staff and resources across both entities. The Management Agreement, which is renewed annually, facilitates this sharing and related reimbursement to the POA.

For the fiscal year, the POA is proposing an annual management fee of $110,487.57 for sewer operations. For the water operations the POA is proposing an annual management fee

of $102,780.90. These have been reviewed with the RWWD President, but will be subject to final approval by the RWWD Board of Trustees.

The Directors have reviewed the full management agreement and a motion was made by Carol Goodwin, seconded by Angel Hocker, motion carried.

POA Annual Budget – President Gibbs started by thanking the Directors, John Lecher and Angela Choate for their work during the budget process. We held a general planning meeting in November followed by three budget meetings in December. With John and Angela being new, this was a great opportunity for everyone to learn. We were fortunate that John had previously been on the Board so he brought that experience along with our other seasoned Board members who had been through this process previously.

The Board continues to focus on holding and reducing expenses wherever possible but also acknowledges the increased activity at Lake Santee over the past 12-18 months. We did feel that it was necessary to increase in some areas to keep up with the demands created by additional homes being built and more members spending an increasing amount of time at the lake. To accommodate these increases, the Directors have agreed to the following increase for the 2020-2021 fiscal year:

- Member dues are $25; The assessment will increase to $660 (previously $645) – for a total of $685.00 (previously $670). An increase of $15.00.
- Golf Cart permits will increase to $40 (previously $35)
- Dock slip rentals will increase to $300 (previously $275)
- Trash bags will increase to $16/roll for large bags (previously $14) and $9/roll for small bags (previously $7).

The Directors have reviewed the budget in great detail. Mike Manlick made a motion to accept the budget as presented with Carol Goodwin providing a second, motion carried. The approved budget does include 3 new docks for a total of 6 rentable slips.

President Gibbs asked for a motion to move from the Set Aside account, $5,459 for the tennis court renovations. Angel Hocker made a motion and seconded by Carol Goodwin, motion carried.

During this period there were some member comments/concerns:

- A member felt the assessment increase was not enough.
- What happens when members do not pay?
    - A lien can be placed on property or member taken to collections.
- It was brought up again if the board has discussed the possibility of having virtual meetings.
    - President Gibbs responded by saying this was discussed by the Board and a decision was reached to not pursue this at this time. With one of the main reasons being a lack of control on who has access to a virtual meeting as this meeting is only open to POA members who are in good standing.

- A member stated concern that not all member comments are being recorded in the minutes.
    - President Gibbs stated that the intent of the Board Meeting is for the Board of Directors to conduct lake business and the membership is allowed to be present. We currently welcome member comments during introductions and we like to include member interaction whenever possible; however, the purpose of the minutes is to ensure that we are capturing the business decisions made by the Board.
- A member stated a concern when questions are asked at a meeting there isn't always a response at the next meeting with an update.
    - President Gibbs responded by saying that we will continue to look at ways to improve communication.
- Security reminded everyone present to call Security if you see something out of the normal. It's extremely important if you see something to say something.

MANAGER'S REPORT

John presented a quote from RBSK to purchase new office computer equipment for $8,600. A motion was made by Carol Goodwin to make the purchase, seconded by Andy Laudick, motion carried.

John did mention that he would work with the Smoke Signals on a Manager's page. He did want to add that we do hear your concerns; there are many conversations outside of the open meeting in regards to them. John then went on to mention some recent mail theft at Lake Santee and throughout the county. The Decatur County Sherriff's department had recently shared a Facebook post and John went on to read the posting. As a reminder, Lake Santee does have a secure mailbox located in the front parking lot. Security is trying to watch mailboxes on their daily route for any suspicious activity. It was brought up that the USPS has an informed delivery notification program you can sign up for on their website.

There being no further business, Mike Manlick moved to adjourn, seconded by Stephanie Peetz, motion carried. The next regular meeting will be held on February 12, 2020 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary