Lake Santee Property Owners Association
By-Laws Meeting Minutes
June 30, 2021

The members of the Lake Santee Property Owners Association (LSPOA) met for a special meeting on the proposed By-Laws updates on Wednesday, June 30, 2021 at 7:00 PM in the Lake Santee Community Room. The meeting was called to order by President Carol Goodwin. Other board members present were Stephanie Peetz, Shannon Gibbs, Bill Ryle, Andy Laudick, Mike Manlick, Gina Julien, Steve Knight, and Ryan King.

President Goodwin called the meeting to order and she provided a brief welcome to everyone and a reminder to sign in. She stated she was glad to see such a great turnout. She then turned over the meeting to Shannon Gibbs, Vice-President to go through and present the proposed changes to the By-Laws.

Shannon stated that the meeting had a specific purpose, By-Laws, and all other topics should be brought up during a regularly schedule monthly meeting. Shannon went on to state that we have three sets of governing documents and then explained each set.

*Land Restrictions* – These restrictions were inherited in 1965 and are in place on the real estate. This is the document where items like minimum square footage for homes are listed and where it states no tents are allowed. The Land Restrictions are very difficult to change and would require 2/3rds of all lot owners to be in agreement.

*By-Laws* – This is the set of documents we are talking about for the purposes of this special meeting. This outlines the role of the Property Owners Association and the duties of the Board of Directors. The last change took place in 2007. We are attempting to bring this document into current times.

*Rules & Regulations* – This document is changed frequently as it involves day-to-day items and rules. Such as the speed limit and the direction we travel on the lake. This is changed by the Board of Directors as needed for betterment in the community. Changes to the Rules & Regulations go through readings at three meetings before a rule is added or changed.

The updates to the By-Laws would be by member vote so the members voting will determine if it passes or fails by a majority of votes.

Shannon stated that she hoped everyone received their letters with the summary sheet of changes. The full document has been available on the website as well with changes marked. Shannon then proceeded to go through the summary page and point out the updates via a shared screen on the wall for the audience to visually see. She indicated that the LSPOA did hire a new attorney in 2021 that specializes in Property Owners Associations who advised us that we should update our By-Laws and provided some suggestions to assist in making them current. One large change is there would be one set of membership dues charged per lot. We would no longer collect multiple sets of dues if there are multiple owners of a specific property.

Vice-President Gibbs then opened the meeting for comments and recommend changes by the membership. A few of the changes were completed during the meeting. The topics consisted of the following:

- Membership update (definition)
    - 1 member = 1 vote
    - A brief description of Multiple Lot Assessments (MLA's) was also explained, no changes were requested
- Short Term Rentals
    - Specific to homes at this time
    - Suggestion to clarify further and not be limited to VRBO/AirBNB
    - Boat slip rentals are for members only
- Article 1, Section 6 – Termination of Membership
    - Needs adjusted further as how it was worded. It was suggested that if you sell one of your lots you would have been restricted from further membership.
- Suggestion that when you sell you would not retain membership through the end of the fiscal year.
- Election Committee
- Voting in closed meetings, this should be done in open meetings
    - Shannon did respond that the monthly meetings aren't really for the membership but it's for the Board of Directors to conduct monthly business to keep the association running. During COVID we did have to have closed meetings and conducted the meetings virtually to keep business running. We don't make decisions in the executive session, outside of personnel issues, member delinquency, and attorney discussions.
    - Steve did add that we couldn't be in a place where every single decision has to be in an open meeting, which is why the Lake Manager does have some discretion with decisions.
    - Shannon also added that any large decision that affects the membership is always done in an open meting. However, sometimes we do have emergency situations that require a consensus outside of our normally scheduled meetings, but the Board doesn't vote on those items until the actual meeting.
- Removal of Non-members - Believes those considered non-members should be paying a full set of dues, disappointed this wasn't addressed in the updates.
    - Shannon stated that non-members are typically corporations that own the property. They pay ½ dues and have no sort of lake privileges. They are only using the road to get to their property. However, typically with Corporations one or more of the individual owners would also have a lot in their personal name, which is what gives them the access to the amenities.
- Multiple owners sharing a lot (double, triple, quadruple memberships) – needs to not be allowed as the community has outgrown this practice.
    - Shannon responded that with this year's anticipated By-laws changes, we start this charging members based on their way we expected the By-Laws to read in the future, including 1 member = 1 vote and 1 set of stickers in 2021.
- The marina was brought up and it was stated that was beyond the scope of the meeting at hand and was not a topic of discussion for this meeting. But it is a private business that

did has it's own land covenants. In the same way the restaurant and first lot at the entrance. The same family since started has owned the marina.

- Ownership of one lot but 4 fishermen.
    - It was stated that in the past each of the 4 would of paid their own membership fee. Going forward it would be 1 membership with 1 vote. As far as the boats are concerned those specific boats would be grandfathered for the life of that specific boat.
- It was asked when the proposed By-Laws would go into effect.
    - It is being put to a vote by the membership and will be mailed with the Board of Directors annual ballot mailing. The outcome would be announced at the annual meeting in August.
- Member stated they only paid one set of dues this year, but didn't understand why.
    - It was stated that in anticipation only one set of dues per lot was charged this year. This was the only item up for vote that was implemented ahead of time.
    - A member stated they were very much in favor of this change as they've been asking for years as they inherited the cottage from their parents and have paid double dues for many years.
- MLA Charge 10%
- Subdividing a lot – Split one lot between 2 neighbors
    - It was stated this is currently not allowed with our Rules & Regulations.
- If the property goes to the estate would the estate be charged as well as when the estate is settled the new owner(s).
    - It was stated past practice is the estate would not be billed but we typically work with the new members.

Shannon Gibbs stated that once the By-Laws have been fully reviewed and hopefully the requested changes are adopted by the membership we would then do a deep look into our existing rules and review them to ensure there are no conflicts in the By-Laws and Rules & Regulations.

Gina Julien made a motion that the By-Laws proposal shall be submitted by ballot to a vote of the members in good standing of the Association, which said ballot shall be mailed to the member, signed and returned by each member who votes. Ryan King seconded the motion, motion carried.

Shannon Gibbs made a motion to adjourn the meeting with Stephanie Peetz providing a second, motion carried.

Respectfully submitted,
Stephanie Peetz, Secretary