LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 11, 2026

Vice President Nathan Walsman called to order the March monthly board meeting of the Lake Santee Property Owners Association. H welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met March 11, 2026 in the Community Room. Vice President Nathan Walsman presided and called the meeting to order at 7:30 PM. Other Directors present were Michael Dora, Polly Fox, Gina Julien, Steve Gray, and Aaron Fitzgerald. Members in attendance were Scott & Debbie Higinbotham (1338), Abigail Anderson (1238), Debra Richter (930), Connie & Tony Adelman (198), Nancy Adderley (708), Al & Cathy Bryant (101), Tom & Jodi DePalma (218), Bill Collings (1387), Sally Kennedy (876), Deb & Steve Yost (803), Deb & Jeff Haboush (536), Dave Julien (851), Amy Ewing (157), Vicki Schrader (618).

Vice President Walsman called for a review of the minutes of the February 11, 2026 meeting. The minutes were approved on a motion by Gina, seconded by Polly.

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

Adams Tree Service	$	$2,700.00	Murphy Insurance Agency	$	$3,328.00
Aquatic Control	$	$43,441.90	OLCA	$	$150.00
Cardinal Pest Control	$	$55.00	Purchase Power	$	$1,141.99
Coffin, Gregory	$	$120.00	Premier Companies	$	$3,891.39
Colonial Life	$	$194.64	R B S K	$	$230.50
Crawford, Rick	$	$105.00	Rumpke of Indiana	$	$1,609.52
Elan Financial Svcs	$	$2,640.26	Stone's Farm Service	$	$248.35
Foudray, John	$	$640.07	Stone's Napa, Inc.	$	$70.28
Huber, Dominique	$	$120.00	Telispire	$	$105.00
Justus, Richard	$	$115.59	The Office Shop	$	$90.39
Knight, Steve	$	$562.10	Tops Home Center	$	$513.67
Lake Santee RWWD	$	$418.85	Vinyl Solutions Unlimited	$	$18.83
Lamping, Eric	$	$250.40			
Larison, Tyson	$	$30.00	*Bills paid prior*		
Lecher, John	$	$151.35	Andrew J. Lauk	$	22,000.00
McReynolds IT Solutions	$	$178.11	**Total all disbursements**	**$**	**86,921.19**

Marina

Dec Co REMC	$	95.13			
First Financial	$	51.39			
Lake Santee RWWD	$	281.02			
Premier Energy	$	988.02			
RBSK Partners	$	57.50			
Straber Oil Co.	$	2,774.10	**Total all disbursements**	**$**	**4,247.16**

After presentation, the bills were approved for payment on a motion by Michael, seconded by Steve.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member stated the rest swing equipment for the east beach will be coming this week and then will be installed.
- Across from Bryants, side by sides are driving thru lots, looking for suggestions on how to keep this from happening.

CORRESPONDENCE

- A member called to discuss excessive No Wake violations last summer in the fishing cove. John informed the member that the security team has this as a focus area this summer for boat patrol.
- A member called in to remind neighbors to control their dogs from excessive barking.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading – Rule 7.5, 7.6 & 7.7

Current Rules:
7.5 Crappie: daily bag limit is set at 25 fish per day.
7.6 Redear Sunfish: daily bag limit is set at 15 fish per day.
7.7 Catfish: no restrictions.

Proposed Rules:
7.5 Crappie: **daily bag limit is set at 25 fish per day no restrictions.**
7.6 Redear **Sunfish: catch & release.**
7.7 Catfish: **no restrictions on Bullhead catfish. Channel catfish daily bag limit is set at 5 fish per day under 20" and 1 per day over 20".**

Rationale:
Redear are being stock to eat the Chinese Mystery Snails. Limit the removal of Channel catfish over 20". Encourage the removal of Crappie. Note: Leave no restrictions on Bluegill to encourage removal.

1st Reading Rule 1.17

Current Rule:
1.17 Any member selling their property must have a signed purchase agreement on file in the office prior to March 1st if they have sold their property, but will be unable to close the sale prior to March 1st. If the seller has no written and signed agreement on file at the office, they will be responsible for paying the new year's dues and assessments.

Proposed Rule:
1.17 Any member selling their property must have a signed purchase agreement on file in the office prior to March 1st if they have sold their property, but will be unable to close the sale prior to March 1st. **The Initiation Fee and Transfer Fee are based on the fee schedule at the time of the signed Purchase**

Agreement. If the seller has no written and signed agreement on file at the office, they will be responsible for paying the new year's dues and assessments.

Rationale:
To clarify the fees associated with the timing of these property transactions prior to the new fiscal year.

Recreation – Steve Gray

Upcoming recreation events include:

- Easter Egg Hunt – April 4th 2026 at 11:00AM

Community Room Committee – Steve Gray

There were three community room rentals in the month of February.

Lakes & Beaches – Gina Julien

Dam Repair:

John Lecher, Steve Knight, Nate Walsman and I had a meeting with our Dam Engineer, CEC. During the meeting we identified the need to have a more inclusive detail of materials needed and depth of concrete repair in various locations of the spillway. We also discussed the new finding of seepage within the spillway that CEC identified. This was not seen on our previous ground penetrating radar (GPR) detection performed by the company, Blood Hound in 2019. Prior to moving forward with the repair, the engineer and all present agreed that another GPR assessment is necessary to assure that all surface and depths of the concrete spillway's structural integrity is assessed. The GPR assessment will give us a more complete guide for any hidden faults and any further spillway repair. Moving forward, a GPR assessment should be performed every five years.

Gina made a motion to approve $6,514.00 for GPR assessment, Aaron seconded the motion and the motion passed.

Lakeside Lawn Care:

Lawn water and fertilizers seep, pour and erode into lakes, causing unnatural concentrations of bad nutrients. The bad nutrients produce a super abundance of unwanted algae and rooted invasive plants. The misuse of lawn and garden fertilizers and chemicals by homeowners is a serious problem. The Indiana Department of Environmental Management provides the following directives:

- Do not fertilize during the spring. The nutrients are wasted on foliage. Feed lawns in the fall when growth slows and roots can store the nutrients.
- Eliminate fertilizing. This choice is the best solution, but if lawns must be fertilized, soil should be tested for chemical nutrient requirements so the approbate fertilizer can be selected (Soil test kits can be purchased from some local hardware stores and online distributors.). Never use a fertilizer containing phosphorus or potash. Phosphorus is a common nutrient found in lawn fertilizer and is one of the most problematic pollutants in storm water. It wreaks havoc on aquatic ecosystems, particularly in streams and lakes. High levels of phosphorus result in excess algae growth that depletes the water of oxygen, drastically reduces water quality and ultimately can

cause fish kills. It is important to decrease the amount of phosphorus to improve watershed health and for most yards phosphorus is often unnecessary.

- If fertilizing is necessary (again best in the fall), do not apply fertilizers adjacent to seawalls or close to the shoreline. Leave a reasonable, 10' to 20', non-fertilized zone along the shoreline to absorb runoff in these areas.
- Disturb as little topsoil, shrubbery and grass as possible when doing any excavation near the lakeshore. Promptly grade and seed all disturbed soil at the water's edge to eliminate erosion. Use native plants or riprap or shot-rock as shoreline stabilizers.
- Native aquatic vegetation should be encouraged particularly in shallow, low wake areas. These are useful for shoreline stabilization and filter unwanted nutrients during heavy rains/runoff.
- Never use the lake as a disposal site for grass clippings, leaves or other yard refuse. This speed up eutrophication by "filling" the lake and increases the bad nutrients (nitrogen and phosphorus) and contribute to algae growth.

Fish species identification and bag limit rule

Beginning with the April Smoke Signals there will be a picture guide to help individuals identify fish type and rules associated with removal of specific fish. Please adhere to the rules by either catch and release, number of fish allowed to be removed daily, or removal of unwanted species.

Lake Management Conferences:

For the past several years, John Lecher and I have attended either the Indiana Lake Management Society (ILMS) or the Ohio Lake Conference Association. Both meetings provide a wealth of information and networking opportunities with similar private lakes and vendors. Topics include legislative updates as it relates to waterway, boating and wake surfing. Management strategies, security, invasive species prevention, grants, wildlife management, dredging, fund raising and many more pertinent issues. This year, we are attending both conferences with help from two other board members. Steve Gray will attend the ILMS meeting March 26-27 and John Lecher, Polly Fox and I will attend the OLCA meeting on April 8-9. Fees include registration, travel, hotel, and food.

Gina made a motion to approve no more than $800 for ILMS and $1,400 for OLCA. Michael seconded the motion and the motion passed.

Membership – Polly Fox

There was one new membership in the month of February.

We will be having a Membership Orientation Meeting on April 25, 2026 open to all members starting at 9:00 a.m. in the Community Room. This meeting is open to all members to get up-to-date information on rules, recreation, boating safety, review invasive species information, fish bag limits, fertilizer restrictions, community clubs and latest information on what we are doing here for the lake and community. It is also a great time to ask questions and meet Board members. More information to come in the Smoke Signals. RSVP to Angela in the LSPOA office.

Marina – Polly Fox

Marina

We are looking to put in new seawall next Fall at the marina. We will likely do half of it this coming winter and the other half the following winter. We will be on a critical and definite timeline for getting boats out of the water in the Fall. Water will need to be lowered, forms set and concrete poured and set before freeze of winter. Please be aware. We will put out specific information in late summer.

Marina (Lower Level) Store

We will be making a motion, discussing and voting in the New Business section of the meeting on a new lease for the lower level of the marina to take effect on April 1, 2026.

Marina Shop

Please call early to get your boat cleaned, prepped and launched this Spring. They are currently scheduling members for this service. So get your name on their list as soon as possible.

Lakeview Wellness (Marina House)

Pool Use
The indoor pool continues to see steady use through water fitness classes and private reservations. As they finalize renovation timelines, please check their website or Facebook page for updates and possible pool closure dates. They are also planning aquatic programming after renovations, including swim lessons for all ages and abilities. Anyone with swim instruction experience who may be interested in helping is encouraged to reach out.

Services
As a reminder, in addition to their free-will offering programs that help cover operational costs such as utilities and facility upkeep, Lakeview Wellness also offers services from licensed professionals, including mental health counseling, massage therapy, and physical therapy. They are working on a plan to continue these services during renovations.

Youth Program
Lakeview Wellness has started a Youth Program with several activities. For more information on the program and activities, please reach out to Sally Kennedy at Lakeview Wellness or Angela Choate at the LSPOA office.

Thank You
Thank you to everyone who has visited the space, shared feedback, donated to help match grant funds, or lent a hand with projects like bathroom updates, pool cover repairs, volunteering, cutting weeds, and hauling trash. Your support makes their mission and operation possible.

Building Committee – Craig Stilwell
The following Building Permits were issued in February:

Don & Nancy Schutte	710/711	House
Ron Wilson	1583-84	Rip Rap and Dredging
James & Holly Petro	343	Deck

Clean Up – Craig Stilwell
Nothing new to report

Roads & Maintenance – Aaron Fitzgerald

- Purchased used Kubota x1100 c side by side with boss snow plow and salt spreader.

- 3 water main leaks
- 1 sewer main leaks
- Installed new light at community room door ,per ladies club request
- Cleaned culverts around lake
- Painted all restaurant picnic tables
- Fabricated new work lights on Dodge service truck
- New tool box and tools for maintenance shop
- Installed new hanging heater in rwwd storage building

Security – Ryan King

- MILES- 1537
- HOURS PATROL- 420
- HOURS ON CALL- 252
- RADAR-20
- ROAD WARNINGS- 0
- ROAD CITATIONS- 0
- WATER WARNINGS- 0
- WATER CITATIONS- 0
- ROAD ISSUES- 7
- WATER ISSUES- 0
- ASSIST CVFD, DCSD, DCEMS- 3
- ANIMAL CALLS DOMESTIC, WILDLIFE- 4
- REMOVE NON-MEMBERS- 1
- VANDALISM-O
- PROPERTY OWNER CALLS- 38
- RV/CAMPER CHECKS- 0
- GOLF CART INSP.- 13
- SOLICITORS- 0

OLD BUSINESS

Long Range Planning: Document is being sent out for final review and editing to the sub-committee chairs.

NEW BUSINESS

- Employment compensation changes: Topic was tabled until further information is obtained.
- Marina lower-level lease. Gina made a motion to approve the amendment to Lakeview Wellness's lease to include the marina lower level. Steve seconded the motion and the motion passed.
- Restaurant lease. Topic was tabled until further information is obtained.
- RWWD pole placement E. Beach or lot 1372, Michael motioned to approve both locations for their discretion on placement. Gina seconded and the motion passed.

MANAGER'S REPORT

Annual Dues & Assessments are due by 4:00 PM on April 1st.

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

I want 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 Saturday May 2nd.

Heavy Trash will be from Thursday May 21st – Sunday June 7th.

With no other business to discuss, the meeting was adjourned based on a motion from Polly and a second by Gina.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary