LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 14, 2018

The Lake Santee Property Owners Association Board of Directors met on November 14, 2018 in the Community Room. President Doug Lecher presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Angel Hocker, Randy Ostendorf, Steve Gauck, Shannon Gibbs, Polly Ann Fox and Bill Ryle. Employees present were Rick Crawford (1482), Mike Cutrufelli (172), Todd Byrd (476) and Brittany Green (1294). Members present were Nancy & Clair Fredrickson (348), Ronda Peetz (941), Claude & Shirley Livesay (530), Paul Gosnell (1147), Shannon Adderley (708), Vicki Wilson (510), Linda & Rolla Millspaugh (907), Dick Veach (1384), and Charlie Hocker (936).

President Lecher called for a review of the minutes of the October 10, 2018 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Steve Gauck. Motion carried.

Stephanie Peetz gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

Stephanie then presented the following bills to the Board for approval:

Becker Electric	$	141.24	New Point Stone	$	291.19
Best Way Disposal	$	842.58	Premier Companies	$	2,103.60
Best Way Heavy Trash	$	595.52	Stone's Napa Inc.	$	109.22
Cardinal Pest Control	$	45.00	Summit Microsystems	$	50.00
Cardmember Services	$	466.82	The Office Shop	$	51.66
Colonial Life	$	101.54	Tim Lecher Farm Service	$	41.54
Decatur County REMC	$	1,219.70	Tommy's Diesel Shop Inc.	$	558.97
ETC	$	16,195.02	Tops Home Center	$	99.44
Brittany Green	$	118.93	Trade & Industrial Supply	$	214.00
Harrison Sand & Gravel	$	438.02	Wallpe's Feed & Supply	$	95.00
Kramer Kreations	$	77.00	Walters Tire Center	$	18.73
LSPOA Petty Cash	$	188.56	Whitlock's Pressure Wash	$	390.00
RWWD	$	444.50	Wickens & Wickens	$	6,050.00
Municipal Electronics	$	13.89	Yager, Don	$	63.00
Murphy Insurance	$	6,446.00			
Myers, Floyd	$	60.00	TOTAL	$	37,530.67

Bills Paid Prior to Meeting			James Hornig	$	113.40
Decatur County REMC	$	1,094.32	Abraham Koehne	$	1,000.00
Total Disbursements	**$**	**39,738.39**			

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, seconded by Carol Goodwin. Motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member wanted to bring to the full boards attention a drainage issue on his property that was caused by the neighbors lot and the roadway being at a higher elevation than his lot. He is asking for the lake to assist with evaluating the situation and help come up with possible solutions.
    - Doug and Brittany both responded by stating we are looking at numerous areas around the lake where there are currently drainage issues. Brittany also added that her and Brandon have been to the property and will continue to evaluate the issue.
- Paul Gosnell spoke on behalf of the Lake Santee RWWD Board and stated that tomorrows meeting may be postponed due to the pending weather situation. He asked to check before coming to the meeting.
- A member also stated she has some drainage issues as well on her property that receives runoff from a neighboring Association owned property.
- A member stated she would like to see the Association purchase the three lots currently owned by LS RWWD at the north entrance to maintain green space.
- Mike Cutrufelli reminded the audience that CERT meets the 3rd Wednesday of the month except in November. They are always looking for new members.
- Rick Crawford (Security Chief) wanted to remind everyone with winter coming to use caution on bad roads. He also added there was a dog in the kennel at maintenance that they are looking for the owner. It was found near Snake Road.

CORRESPONDENCE

Brittany stated there was no correspondence at this time.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol presented two rule changes to the board for approval rule 2.2 and rule 2.9. Both rules fall under the Vehicles section of the Lake Santee Rules and Regulations. It was the first reading for both rules. Carol read each rule in its entirety. Rule 2.2 was approved on a motion by Carol Goodwin and seconded by Polly Ann Fox. Motion carried. Rule

2.9 was approved on a motion by Carol Goodwin and seconded by Steve Gauck. Motion carried. The second reading will take place at the December 12th meeting. Below are the proposed rule changes with the change in red.

2.2 In accordance with the laws of the State of Indiana, all persons shall hold a valid driver's license before being permitted to operate a motor vehicle on the roadways within the subdivision including motorized carts as defined in rule 2.9. All motorized vehicles operated on the roadways must meet the licensing requirements, including proof of financial responsibility or liability insurance, as required by the State of Indiana for operation on public highways. An exception to the above requirement will allow persons 12 years of age and older to operate a motorbike limited to 50cc's during daylight hours only.

2.9 Motorized Carts

(a) As used in this rule "motorized cart" means any conveyance that is motor driven by gas or electricity, and is used to carry passengers or cargo, and that is smaller than normal road type vehicles such as cars or trucks. Motorized carts may be characterized as golf carts or utility carts. Operators of motorized carts must hold a valid driver's license or valid learners permit and accompanied by a licensed driver 18 years of age or older.

(b) All users of motorized carts shall make application for the use of such vehicles within the subdivision. Application for motorized carts may be made through the Lake Santee Office. A security officer or Lake Manager must inspect motorized carts to determine the validity of such application and either approve or disapprove the application. The type of permit issued will determine the usage restriction placed on the motorized cart, day only or day/night. Changing permit type after initial issue will require a new application and re-inspection. The permits will be placed on each side of the vehicle. The board of directors shall determine from time to time the amount of fee to be charged for such permits.

(c) All carts must display 3" lot numbers, of a contrasting color, in the center of each side of the cart, and must have a flag at least 6 feet above the road surface.

(d) All motorized carts shall have a rear facing mirror.

(e) All passengers should be properly seated and the number of passengers should not exceed the number of seats available.

(f) Motorized carts operated after dark will be inspected annually and must be equipped with the following functional safety devices: properly installed white headlights, properly installed red taillights, reflectors on each side, turn signals, brake lights, and amber or white flashing cautionary light. The front, rear and cautionary lights must be visible under normal conditions for a minimum of 500 feet.

(g) All gas/diesel motorized carts are required to have a non-modified factory exhaust system. This rule does apply to all motorized carts and utility carts within the subdivision including those permitted on county roads via DNR registration.

Recreation – Shannon Gibbs
Shannon stated the Holiday Lighting contest will be on December 8th at 8PM. Please be sure to let the office know if you would like to have your lights judged so that no one is missed. Breakfast with Santa will be on December 15th. Breakfast starts at 9AM with Santa arriving at 10AM. Shannon is still looking for a volunteer to be the guest of honor, please contact her if you would be interested in helping.

Lakes & Beaches – Randy Ostendorf
The barrels at both beaches have been removed for winter storage. The bathrooms at both beaches had the floors refinished. We owe a HUGE thank you to Greg and Judy Montgomery for their extremely generous donation of materials and labor for this project. We know this will make a big difference next summer and create a much safer atmosphere.

The Bass Club stocked over 200 largemouth bass from donations at the Bass Club events. Thank you for the generous donation. Lowering the lake continues, and will for the next several weeks. Please make arrangements to get your boats out ASAP. We are still waiting on the fish survey results.

Indiana DNR came to do the dam inspection. This happens every three years. We spoke briefly with them before they left and they had no major concerns. We expect the results soon.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 1016-1019 Ronald & Debra Kuntz
- Lot 1050 Aaron Ritter
- Lot 1324-1325 Randy & Beverly Davis
- Lot 829 Chuck & Jane Bryant

Angel explained the Board has decided to move eight current property owners who are extremely delinquent with dues & assessments to an expulsion status. The Board reviewed the details of each members delinquency in the executive session and has opted to not reveal the names during the open meeting.

The expulsion process revokes the rights of those members from having any access to lake owned property and amenities. The expulsion will move the member to a non-member status, which reduces the fees charged. The Board's hope is by changing the status we will be able to collect at least a portion of the funds owed versus no funds at all. It was also noted that expulsion status is in the Lake Santee By-Laws and can be used when a member is at least two full years in arrears and has made no attempt to settle the financial obligation with the Association. The Board is also looking at new steps to collect on delinquent accounts.

A motion was made by Angel to move forward with expelling eight members and seconded by Carol Goodwin. Motion carried.

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

Building Committee – Steve Gauck
The following building permits were issued in October:

- Lot 1420-1422 John & Lisa Clark Mini Barn
- Lot 108 Steve Knight Breeze-Way

Steve also added that by the end of October we approved 73 building permits for the year. That is equal to the entire year of 2017.

Clean Up – Steve Gauck
Steve stated the following for the month of October.

- 9 members were removed from the watch list.
- 6 courtesy letters were mailed (old 1st letters).
- 7 second letters were mailed establishing fines.
- 2 fines continue.

Steve also added they plan to have a conversation with one member in regards to some concerns.

Roads & Maintenance – Polly Ann Fox
The maintenance crew completed the following during the month of October.

- Graded stone roads
- Trimmed trees along roadsides
- Repaired kitchen exhaust fan
- Removed beach barrels from lake
- Started lowering the lake
- Cleaned out culverts plugged from heavy rain
- We will remove no wake buoys next week
- One new water tap and replaced 7 sewer pumps (RWWD)

Polly also added that they hope to have the mailbox clusters finished by the end of the year. As far as the paving that was previously approved the board feels there is a extremely slim chance that it will happen this year as the temperatures may not be high enough to get it completed.

Security – Bill Ryle
Bill started off by presenting the new fine schedule that he would like to submit for board approval.

Access to County Roads Violations – (Rule 11.6)

- First offense letter of notification of violation
- Second offense $25 fine
- Third violation $35 fine
- Fourth violation $45 fine
- Five + violations increases $10 and to LSPOA Board of Directors review

LSPOA Boat Dock Violations – (Rule 4.17)

- First offense - warning
- Second offense $75
- Third offense $100
- Fourth offense LSPOA Board Review and $150 fine

Boating Violations - (Rule 4.2, 4.3, 4.7, 4.8, 4.11, 4.12, 5.1, 5.2, 5.3, & 5.4)

- First offense $75
- Second offense $100
- 3+ offenses $200 and a Board Review

Submission of an altered or fraudulent boat title and/or registration

- Loss of privileges suspended for one (1) calendar year

Dog Violations - (Rule 13.8 & 13.9)

- First offense warning
- Second offense $25 fine
- 3+ offenses $50 fine

Motorized Cart Violations - (Rule 2.9)

- $25 fine for violations

Speeding Violations – (Rule 2.1)

- 31 to 34 mph - $30
- 35 mph and above - $50
- Repeat offender or greater than 45mph - $100 fine and LSPOA Board review

Disregarding Stop Sign

- First offense - warning

- Second offense $25 fine
- 3+ offenses $50 fine

Vandalism/Property Damage on LSPOA property

- First offense - $50 fine plus cost of repair and LSPOA Board review of privileges
- Repeat offender - $100 fine plus cost of repairs and loss of LSPOA privileges as determined by LSPOA Board.

Passing a School Bus with arm extended and lights flashing

- First offense $200 fine
- Repeat offender $500 - $1200 fine

Underage Driving

- First offense $25
- Second offense $50
- 3+ offenses $100 fine and LSPOA Board Review

RV & Camper Violations- Rules 11.3-11.4

- $25 per day

Burning Trash

- First offense $25 fine + $5 per day until trash removed from area
- Repeat offenders $50 fine + $10 per day until trash removed from area

Untidy Lot

- 1-30 days at daily rate of $5
- 31-60 days at daily rate of $10
- 61+ days at daily rate of $15

Carol Goodwin made a motion to accept the updated fine schedule provided and as read. Angel Hocker provided a second, motion carried. A concern was brought up by Polly Ann Fox that she would like to see the dog fines higher as there appears to be a large number of dogs running lose.

A member in the audience asked about having multiple boat trailers on a single lot. Doug stated there is currently not a rule against how many boat trailers or boats can be stored on a single lot. Carol stated that her rules committee is reviewing all of the rules. They were considering a clean up rule that would not allow storage of inoperable boats.

OLD BUSINESS

No old business to report.

NEW BUSINESS

Purchase of Lot 64 SW Wrenn Parkway

Doug stated that the board was contacted when 64 SW Wrenn Parkway went on the market. The board discussed a possible purchase of the property during a budget session the prior week. However, the property was listed higher than the board wished to spend. The board was notified of a price drop and made an offer on Tuesday evening pending full board approval at the regularly scheduled meeting.

Carol Goodwin made a motion to purchase 64 SW Wrenn Parkway for $34,900 and asked for a roll call vote with Shannon Gibbs providing a second. The board voted as follows: all board members voted in favor with Stephanie Peetz abstaining. Motion carried.

Doug added the large benefit to the POA by purchasing lot 64 was the additional commercial rights that came with the property. The Board felt it was in the Association's best interest to have controlling rights of this property, as it is the only other property in the subdivision that could possibly be used for a non-residential purpose.

MANAGER'S REPORT

Brittany stated the following:

- Heavy Trash cost $415.52 and brought in $546.00.
- Received correspondence from member about concerns of excessive boat storage on lots.
- The sign at the front entrance has been unplugged as we are having issues getting it to program correctly.
- A new light was installed at the flag pole.
- Continuing mailbox cluster work. It is the intention to wrap this up by the end of the year. Half of Pawnee Trail has been completed and are waiting for approval from the remaining members on the other side. There are six more clusters to go.
- We strongly urge members with lake front lots and lots with drainage ways to the lake to please work on shoreline protection and ideas for preventing silt and sediment from entering the lake.
- Brittany addressed the concerns of members and drainage and ditch issues. She understands the frustration of standing water in the ditches. However, as the manager of the entire property, it is her responsibility to assess all the issues on a higher level and how they are affecting the community as a whole. If the drainage is affecting the stability of the road or causing major backups around multiple properties, it will be a higher priority than if it is wet in your lot. She has to prioritize and manage association time and money with the highest level of care and respect. Brittany added that she hopes you understand her position and do not mistake it as a lack of care or compassion

for your issues. As many know, we work on a tight budget and we must be very careful with every dollar.

- Animals from outside the subdivision will not be accepted under any conditions. If you bring an animal to security, you will be required to give name, number, address, and location animal was found. If you see a dog outside of Lake Santee please contact the Greensburg Animal Shelter.

Carol Goodwin thanked Brittany for her hard work preparing for this year's budget meetings.

A member in the audience asked if the lake had ever considered contacting REMC to see about installing or activating security lights around the subdivision. Or if REMC would give any sort of price break to members who did activate their security lights, as the subdivision is very dark especially during the winter months.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Angel Hocker, motion carried. The next regular meeting will be held on December 12, 2018 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary