LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
February 10, 2021

The Lake Santee Property Owners Association Board of Directors met on February 10, 2021 via conference call due to Covid-19. President Carol Goodwin presided and called the meeting to order at 7:30 PM. Other Directors present were Shannon Gibbs, Stephanie Peetz, Steve Knight, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Andy Laudick.

President Goodwin called for a review of the minutes of the January 13, 2021 meeting. Gina stated she had one correction to the minutes under Lakes & Beaches the sub heading should have been *Boat Ramp Repair*. With no other corrections requested, the minutes were approved on a motion by Gina Julien, seconded by Steve Knight, motion carried.

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:

Acra	$	327.85	Lake Santee RWWD	$	539.88
Alerding	$	45.00	Lawson Products	$	138.35
Best Way Disposal	$	1212.09	Lecher Farm Service	$	29.28
Cardinal	$	45.00	Lecher, John	$	178.62
Circle Printing	$	319.22	New Point Stone	$	391.97
Colonial Life	$	149.62	Premier Companies	$	275.40
Crawford, Rick	$	35.00	Stone's Napa, Inc.	$	35.02
Greensburg Tool & Supply	$	86.40	Summit Microsystems	$	100.00
Indiana Media Group	$	215.00	Sweets Auto Repair	$	105.00
LSPOA -Petty Cash	$	170.00	The Office Shop	$	4531.11
			Tops Home Center	$	20.31
			Total	$	8,950.12
Bills Paid Prior					
Cardmember Service	$	1,165.75	G P C	$	985.11
Decatur Co REMC	$	1,669.51	Jim VanSlambrook	$	495.00
Eads Murray & Pugh, P.C.	$	850.00	Premier Boatlifts & Docks	$	8,550.00
			Total Prior	$	13,715.37
			Total All Disbursements	**$**	**22,695.49**

After presentation, the bills were approved for payment on a motion by Shannon Gibbs, seconded by Billy Ryle, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

Due to a closed phone conference, there were no member introductions.

CORRESPONDENCE

- 1/9 - Received an email inquiring about the boat ramp extension. John informed the member that the Board anticipates the approval of the project once the budget is finalized.
- 1/11 – Received an email inquiring about the rules around political signs and confederate flags. John informed the member that Security had asked the member to remove the political sign.
- 1/13 – Received an email suggesting we replace the flag at the main entrance. John instructed Security to replace with a new flag.
- 1/20 – Received a phone call about a political sign. John informed the member that Security would have the sign removed.
- 1/20 – Received a phone call about several lots to be reviewed for clean-up. John informed the member that we would look at them in the next ride around.
- 1/20 – Received an email about political signs and a Confederate flag. John informed the member that the sign was being removed.
- 1/31 – Received an email to see if the Board had ever considered building a dog park. John informed the member that it had been discussed in the past and the Board decided not to pursue at the time for financial and liability reasons.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs

Shannon stated next month we would start reading rules again. This will take place with either a closed meeting or open meeting. There will be a comment period allowed for the membership to express any concerns.

Recreation – Steve Knight

Steve forwarded his proposed recreation calendar to the Board and mentioned he is waiting to hear back on the band for Labor Day. Steve requested approval of the 2021 Recreation calendar presented to the Board with estimated budgeted costs. Gina Julien provided a second, motion carried.

Discussion:

Steve is lining up sponsors to assist with various costs associated with the upcoming recreation schedule. He did confirm that Tree City Properties, Scheibler Design & Build, Great Plains Communications, and Decatur County REMC have all agreed to a donation in various capacities. This will assist us in staying under budget.

Decatur County REMC has asked to do a safety presentation on 4th of July. They will bring in a trailer and do safety presentations to the membership; one of the items will be conversations/education on hot lines. Steve will be working with them on timing of the

presentation. It was recommended that might want to look at a similar timing to the Clarksburg Fire Departments lunch for a larger crowd.

2021 Recreation Calendar

04/03/21	Easter Egg Hunt	
05/29/21	Memorial Day band	***RUSTY BLADEN***
06/12/21	Friends of Wildlife	
	Band	***JAXSON DENO***
06/19/21	Movie Night	
06/26/21	Band	***SLAMMERJAZZ***
07/03/21	Boat Parade	
	REMC Safety Demo	
	Afternoon DJ	***Beach Music***
	4th of July Band 6:30-9:30	***SEAN LAMB BAND***
	Fireworks	
07/04/21	Youth Fishing	
07/24/21	Band	***THE BELAIRS***
07/31/21	Band	***RETRO BROTHERS***
08/07/21	Women's Club Auction	
08/14/21	Luau Party	
08/28/21	Car Show	
09/04/21	Labor Day band	***BANISTER BLUEGRASS***
10/30/21	Halloween	
12/11/21	Christmas Decorations	
12/18/21	Christmas with Santa	

The DCMH Hospital Foundation is looking into a Walk/Run in either March or April and asked the LSPOA to provide them with a possible date. Carol asked if we would prefer to have it be the same day as Easter Egg Hunt or on a different day. John mentioned there is still a large concern for COVID-19. Everyone agreed that April 3rd would be acceptable as the walk/run would be over prior to the Easter Egg Hunt. Steve made a motion to allow the walk/run to be on April 3rd if the hospital accepts with Shannon Gibbs providing a second, motion carried.

Easter Egg Hunt/Celebration – Carol Goodwin and Andy Laudick are still working out the final details due to COVID-19 and determining the best option to still allow some type of Easter celebration. It's possible we may need to do something similar to the Santa cruise around the lake. Andy made a motion to allow some type of Easter celebration/hunt following

county COVID-19 guidelines with Gina Julien providing a second, motion carried. This will take place on April 3rd.

Lakes & Beaches – Gina Julien

Dam and Boat Ramp – Request to Delay Valve Gate Closure

Gina stated the following, this year we contracted to have shot rock placed along the Dam shoreline as required by Indiana Department of Natural Resources as well as to repair and extend the boat ramp. Due to weather (snow and very low temperatures) we are delayed in completing these two projects. Snow and wet weather has made it impossible for the construction equipment to reach the dam shoreline. As for the ramp, with temperatures in the low 20's to single digits last week and over the next week or so, we felt it was prudent to delay the concrete pour until we get a few days straight with warmer temperatures so that the concrete will cure properly.

Gina went on to state, Rule: 13.10 reads: Each fall the water level will be lowered beginning the second week of October and the gate will be closed no later than the first day of March the following year. Only in the event of dredging or in an emergency will the gate be opened at any other time. The winter water level will be set between 3 ft. and 5ft. 9 inches below overflow elevation. Gina requested a motion that we extend the closing of the valve gates to no later than March 15th to allow for contractors to safely and effectively conduct the required work on the dam and the boat ramp, the motion was seconded by Bill Ryle, motion carried.

Discussion Points: Billy wanted to make sure we are on top of the list with the contractor for as soon as the weather breaks and the temperature hold into the 40's for several days. John stated he would get with the contractor. It was mentioned that the shot rock would have been completed last year but the weather didn't cooperate. It was stated that we really needed to get the shot rock placed this year if at all possible. In regards to adjusting the valve closure there was some concern, as it doesn't seem to be an emergency but more of a scheduling issue with contractors. We may want to consider a rule update to further expand on the current language. John did state he had a conversation with Brandon and the closure has been delayed due to ice on the lake with freezing/thawing and the potential to cause dock damage if closed.

Dredging

Gina stated the Lake & Beaches Committee along with the Silt & Sedimentation Committee recently evaluated silt levels in all of the main coves. The silt levels range from 4" up to 36". The group put together a plan to dredge the coves with the most silt over the next 5 - 8 years depending on funding availability. In consulting with experienced/expert dredging companies, we agree that starting on the coves with the worst silt level would provide a great benefit to our lake.

We estimate the last cove west of the fishing cove would have 4,000 cubic yards of silt to be removed. By removing this amount of silt, we would gain approximately 800,000 gallons of water to the lake. This added water would help provide additional water clarity, lower the

(bad) nutrient levels and provide a healthier eco system. Over time, this will also help to reduce algae blooms and chemical treatment needs. Gina added a little history on dredging. Previous lake managers revealed that the last time ALL major coves were dredged was prior to 2002. In 2013-2014 and 2017 the most northern "fishing" cove was dredged 3 times. We have agreed that until the north end mitigation project is complete, we will not dredge the "fishing cove."

Gina stated in order to move forward with mechanical dredging later this year, we need to obtain permits through IDNR (Indiana Department of Natural Resources), Army Corp of Engineers and IDEM (Indiana Department of Environmental Management) which may take up to 6 months to obtain. By committing to the project and applying for permits now, this will allow time to start/complete dredging of the first cove prior to the October water level draw down.

Gina stated we currently have enough set aside to manage the expense of mechanical dredging this year. Gina made a motion that we move forward with dredging the last cove to the west of the fishing cove for no more than $90,000, Bill Ryle provided a second, motion carried.

Discussion Points: It was asked if we dredge the first cove beyond the north end and the north end is the largest area of silt how do we know it won't fill back in. Gina stated the committee had some discussion on this concern and it was of the opinion that the silt in that cove is not coming directly from the north end. There will also be a conversation with the contractor about possibly putting a pocket at the end of that cove to catch any new silt that could be coming in. With the dredging the contractor would stay 10 feet away from any shoreline area or dock.

North End Mitigation/Silt-Sediment Pond/Wetlands Project:
Gina stated the Lake Santee RWWD is partnering with us (LSPOA) on the North End mitigation project. At their last board meeting they voted to allow the engineering firm, FPBH, to utilize their property for the study. For this phase of the project, we will reimburse RWWD for the cost of the study as outlined previously. Gina then requested a motion to move forward with the FPBH study at a cost of $75,000, which LSPOA will reimburse RWWD and that money will be funded from the dredging set aside. The funds will need to be moved from set aside account 380 (dredging reserve) to the general checking account. Shannon Gibbs seconded the motion, motion carried.

Fish Habitats / Native Plantings
Gina stated having fish habits that are specifically designed for our lake and placed strategically as recommended by Aquatic Control can help increase our fish population and reduce the number of fish we stock on an annual basis. She sent several examples of fish habitats that range from spawning beds to protective habitats for the board to examine. Some members of the fishing club have agreed to donate materials and construct fish habitats based on the Aquatic Control design specifications. Gina then went on to make a motion to allow

fish habitats to be added to our lake at the direction of the Lake Manager and Aquatic Control (per rule 13.17). No other fish habitats are to be added by members unless approved by the Lake Manager and Aquatic Control to reduce potential damage, motion was seconded by Bill Ryle, motion carried.

Gina also consulted with Aquatic Control on *Native Plantings* for the lake that can be placed in areas where water enters the lake. Aquatic Control will be meeting with the Lake & Beaches committee in March to review appropriate areas for plantings and discuss costs.

Cove Naming
Gina stated she has received many suggestions by community members as well as the Security team to assign names to the coves. By naming the eight main coves, it provides a more clear point of reference especially in responding to a call for help. She proposed that we ask the community's input on the cove names by putting a map of the lake in the Smoke Signals with call out points for each cove to be named. Members can write in their suggestion and then cut out the page and drop the map off at the office or scan and email to the office. Gina requested a motion to move forward with officially naming the coves, a second was received by Steve Knight, motion carried.

Membership – Andy Laudick
Andy presented the following new members:

- Lot 1370 Mark & Karen Crull
- Lot 647 Dr. John & Denise Johnson
- Lots 155 & 156 Matthew & Heidi Massingale
- Lot 191 Marc & Jennifer Santoro
- Lots 1001 & 1002 Erin Smith
- Lot 803 Stephen & Debora Yost

Community Room Committee – Andy Laudick
Andy stated there was no update for the Community Room at this time.

Building Committee – Ryan King
The following building permits were issued in January:

- Craig & Kim Stillwell 201 Replace Retaining Wall
- Joseph & Loretta Bruning 22 Rip Rap & Concrete blocks
- Raymond Kathmann III 528 Culvert & Rip Rap
- Steve Alverson 900 Boat Dock
- Sid Lucas 229 Culvert & Rip Rap
- Sid Lucas 229 Swimming Pool
- Mike & Heather Neuner 135 & 136 Attached Garage
- Logan & Marin Schumacher 869 Culvert & Ditch
- Sandy McLean 589 Rip Rap & Boulders

• Jeremy Herrington	128,129,130	Attached Garage
• Dave Fisk	905	Boat Dock
• Dana & Bill Gradel	795	Boat Dock
• Gordon Burgess & Gerald Kasting	815 & 811	Rebuild Retaining Wall, Rip Rap

Clean Up – Ryan King
Ryan stated that John and Rick made laps around the community on 1/27/21. Letters were sent out on items needing attention. The next round for clean up will be when we can see through the snow.

Roads & Maintenance – Bill Ryle
Bill stated the maintenance crew has been working hard on snow removal. Great job guys!!

Security – Mike Manlick
Mike stated the following:

- The lights are changing on the security vehicle from red/blue to amber only. Same Security team, just changing out the lights.
- The Security vehicle will be in the shop for repairs from an accident.
- The Security subcommittee led by Maurie Goodwin is looking into a used truck versus our current Jeep. The need comes from more versatile for stray animals and better travel on gravel roads.

OLD BUSINESS
None to report

NEW BUSINESS
Mutual Use and License Agreement - John stated the Mutual Use and License Agreement between the LSRWWD and LSPOA for use of LSRWWD lots 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1683, 1686 and parcel ID 16-08-08-4110-001.00-006 along with LSPOA lots 1681, 1682, 1684, 1685, 1589, 1588, 1587, 1586, and 1585 for the desire to construct a pond and vegetative wetlands area for purposes of both reducing the silt and sediment in Lake Santee as well as reducing the nitrates and phosphorus that is entering Lake Santee. Shannon Gibbs made a motion to move forward with the agreement with Gina Julien providing a second, motion carried.

Nominating Committee – President Goodwin stated the Nominating Committee is usually put together in March, but she is requesting we move forward with the following committee members:

1. Nancy Fredrickson
2. Jenni Hanna
3. Polly Fox

Steve Knight made a motion to accept President Goodwin's recommendations with Ryan King providing a second, motion carried.

Revisions Committee – President Goodwin stated a committee is being put together at the recommendation of our new attorney. We have put together a resolution for this committee and will present in March the full committee members. There will be two outside members, as recommended, being Nancy Fredrickson and Doug Lecher both past President's of the POA along with other current Board members. We are waiting 3recommended revisions from the Attorney. The Resolution will be signed electronically by the Board and will be posted once signed.

Friends of Wildlife – President Goodwin stated the Friends of Wildlife have requested permission to place a Barn Owl nesting box near the pollinator field (by the recycle center). This will be an 8 ft. pole with the barn owl nesting box on it. She stated that Barn Owls are endangered and this will allow a safe habitat. A motion was made by Ryan King to allow the placement with Steve Knight providing a second, motion carried.

MANAGER'S REPORT

John requested approval to pursue the contract with Summit Microsystems to upgrade the POA website at a cost not to exceed $9,500. Steve Knight made a motion to accept John's request with Ryan King providing a second, motion carried.

John stated we sold lots 677/678 at our asking pricing. We currently have no lots for sale at this time.

John stated the Personnel Committee reviewed the employee raise requests and agreed it was within the amount budgeted. John then asked for a request to move forward with recommendations, effective March 1st. Shannon Gibbs made a motion to accept John's request with Bill Ryle providing a second, motion carried.

There being no further business, Gina Julien moved to adjourn, seconded by Shannon Gibbs, motion carried. The next regular meeting will be held on March 10, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the March 10, 2021 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary