LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 9th, 2021

The Lake Santee Property Owners Association Board of Directors met on June 9th, 2021 in the Community Room. 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 (via phone), and Andy Laudick. Employees present were Joyce Eddy (68) John Lecher and Rick Crawford (1482). Members present were Tom & Jodi DePalma (218), Paul Gosnell (1147), Ed Haskamp (516), Glenn Dieckmann (95), Craig Stillwell (201), Connie Adelman (198), Kevin & Nancy Dick (344), Nancy Fredrickson (348), Bob & Karen Kasee (708), Maurie Goodwin (285), Donna Knight (108), Greg Yazel (1318), and John Sedlak (106).

President Goodwin started the meeting by mentioning the unfortunate tragedy involving a two-year-old girl. The community as a whole is extremely devastated. She recognized our first responders who assisted with the response efforts and stated we are so fortunate to have these types of individuals in our community. Our hearts go out to Katie and her family.

President Goodwin called for a review of the minutes of the May 12, 2021 meeting. The minutes were approved on a motion by Gina Julien, seconded by Shannon Gibbs, motion carried.

Stephanie Peetz gave a brief review of the Treasurer's report. Shannon Gibbs noted a correction needed to the Balance Sheet in regards to the Set Asides. The Treasurer's report was approved subject to review.

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

Best Way Disposal	$	1,397.51	Premier Companies	$	1,894.28
Best Way Disposal HT	$	600.00	Purchase Power	$	37.10
Cardinal Pest Control LLC	$	45.00	R B S K	$	40.13
Cardmember Service	$	1,326.11	Rydin Decal	$	306.53
Carter, Ryan	$	1,000.00	Scheidler Bros	$	128.96
Colonial Life	$	149.62	Snyder's Env. Svcs	$	800.00
Crawford, Rick	$	35.00	Stone's Farm Service	$	157.10
Dec Co REMC	$	1,314.72	Stone's Napa	$	70.11
Eads Murray & Pugh	$	1,736.00	Summit Microsystems	$	50.00
Fast Signs	$	346.85	Sweet's Auto Repair	$	480.85
G P C	$	832.67	Telispire	$	268.00
Greensburg Tool &	$	377.18	The Office Shop	$	27.39

Supply					
Harrison Sand & Gravel	$	15,164.02	Tops Home Center	$	216.37
Hoeing Supply	$	441.91			
Indiana Media Group	$	100.00	**Subtotal**	**$**	**31,729.43**
Lake Santee Marina	$	64.66	*Bills Prior*		
Lake Santee RWWD	$	552.37	Bladen, Rusty	$	1,300.00
Lecher Farm Service	$	950.08	Premier Boatlifts and Docks	$	8,539.75
Lecher, John	$	237.52	Steel Chariot Concepts	$	856.00
Municipal Electronics	$	125.39	*Total Prior*	$	10,695.75
Murphy Ins. Agency	$	456.00	**Total All Disbursements**	**$**	**42,425.18**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Paul Gosnell with the Booster Club (Smoke Signals) indicated there had been a few recent incidents this Spring that caused us to almost not have a Smoke Signals. He indicated that Nancy Fredrickson and himself do not currently have a backup in place. Paul is on the search for any member who may have an interest in learning the ins & outs of preparing the Smoke Signals for publication. Neither is ready to give it up just yet, but would like to get a contingency plan in place. He stated it is very much a labor of love. Paul spends a lot of time on the computer getting the layout just right and receiving various items. Nancy sells the ads and collects the payments. The Booster Club is very self sufficient in regards to income, but it does cost around $5,000-$6,000 to publish monthly. Please contact Paul or Nancy if you have any interest in learning the process.
- Craig Stillwell – Craig has been a member for 20 years and recently moved to the lake full time, Welcome Stillwell Family to the lake full time!
- Connie Adelman – Connie spoke on behalf of the Women's Club. They are having the annual Auction this year (August 7th) and are now accepting donations. There will be a bake sale and donuts on July 3rd.
- Joyce Eddy – Joyce has joined the staff and is also a member, Welcome Joyce!
- Maurie Goodwin – Maurie stated the water plantings at lot 288 are growing nice. Maurie also made a joke in regards to them.
- Bob Kasee – Bob had a list of 3 concerns he wanted to bring forward.
    - Safety – New buoys and wooden signs need flashing lights on them.
    - Construction/landscaping vehicles need to place cones when parking on the road.

    - Boat Slips – Believes the process of getting a slip needs to be reviewed as it should not be a lottery system.
- Greg Yazel brought up the high water level last week. It did some displacement of riprap with minimal waves from boats. Washout of gravel and rocks on seawalls was a common occurrence. Please be aware when we have flash flooding like this as we end up with debris in the lake which is extremely dangerous to boating. We might want to look at a plan for the future if the water level is too high that we try to limit the boat traffic or speeds on the lake until it's back to an acceptable level. It was also mentioned that the recent placement of rock on the dam appeared to do its job.
- John Sedlak brought up the Marina as he'd read some comments on Lakers and wasn't sure if it was true or not. Carol stated that the Marina is a private business but the POA is aware of what's happening. The Board will continue to do what they can but are also limited as it's a private business. The gas pumps were also brought up and those carrying gas in for their boats. Carol stated that a new emergency rule would be read in the Committee Reports to address this topic as we don't want to see any environmental impact due to gas or oil being leaked into the lake or our shorelines.

CORRESPONDENCE

John provided the following pieces of Correspondence:

- A request was received to look into the issue with properties in the community that are listed in the flood plain with FEMA. John made a request to the Decatur County Area Plan Commission to review the situation. They are going to reach out to FEMA and follow up with John.
- A member stopped by the office to voice their opinion on the discussion at the May Board meeting on initiation fee. They would rather see a building permit fee.
- Received an email supporting the idea of installing a kayak launch dock that was suggested and reported in the April Board meeting. They also offered a back-up plan to remove some of the rocks to allow a sand path to the lake. John informed them that the information would be reviewed by the board.
- Received an email thanking the lake staff for all that is done for the lake community and specifically recognized Brandon for how accommodating he was helping them with a water line leak.
- Received an email wanting to share that the gravel company spreading gravel did a great job on Apache Trail and driver even got out several times to smooth spots with a shovel. Angie responded with appreciation for positive feedback.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs

The following rules were presented by Shannon for a second reading.

Proposed Change #1
Current Rule:
13.15 All signs are prohibited by the Subdivision Restrictions unless approved by the Board. All signs must be conservative in color and design, maintained in good condition, properly mounted and displayed in such manner that they appear neat and straight.
1) The following are permitted:
   b) Contractor's signs on property where work is performed, maximum 24" x 36", two per lot, 25' from the road.

Proposed Rule:
13.15 All signs are prohibited by the Subdivision Restrictions unless approved by the Board. All signs must be conservative in color and design, maintained in good condition, properly mounted and displayed in such manner that they appear neat and straight.
1) The following are permitted:
   b) Contractor's signs on property where work is performed, maximum 24" x 36", two per lot, 25' from the road, while the work is being performed.

Rationale:
Requested change from the office to help address contractor signs that are being placed in yards around the subdivision and staying up for an indefinite period of time.

Audience Comments: None

Shannon Gibbs made a motion to accept the rule change as read with Steve Knight providing a second, motion carried. The third reading will take place in July.

Proposed Change #2
Current Rule:
13.12 No person shall routinely use roadways, or shoulders of any road to park or otherwise store cars, trucks, trailers, etc. Adequate parking areas shall be maintained on member's property.

Proposed Rule:
13.12 No person shall routinely use roadways, shoulders of any road, or POA property, including Association parking lots, to park or otherwise store cars, trucks, trailers, etc. Adequate parking areas shall be maintained on member's property. Any exceptions to this rule will be approved, in advance, by the Lake Manager.

Rationale:
Requested change to address parking trucks, trailers, and/or construction equipment overnight on POA property.

Audience Comments: None

Shannon Gibbs made a motion to accept the rule change as read with Ryan King providing a second, motion carried. The third reading will take place in July.

Proposed Change #3
Current Rule:
13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not 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 5 ft. 9 in. below overflow elevation.

Proposed Rule:
13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging, in an emergency, or for planned repair/maintenance will the gate be opened at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Revised Rule:
13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Rationale:
Requested change from the RWWD Utility Administrator. Lowering the lake below 5 ft. creates issues with the water plant given the water level of the lake in relation to the elevation of the water plant.
6/9 Revised Rule: Updated worked in revised rule to add clarity based on member feedback.

Audience Comments: A member in the audience did ask how low the lake got this past winter. It was brought up the difficulty in achieving the 5ft mark with weather contingencies.

Shannon Gibbs made a motion to accept the rule change as read with Gina Julien providing a second, motion carried. The third reading will take place in July.

Proposed Rule #4
Current Rule:
2.9 Motorized Carts

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.

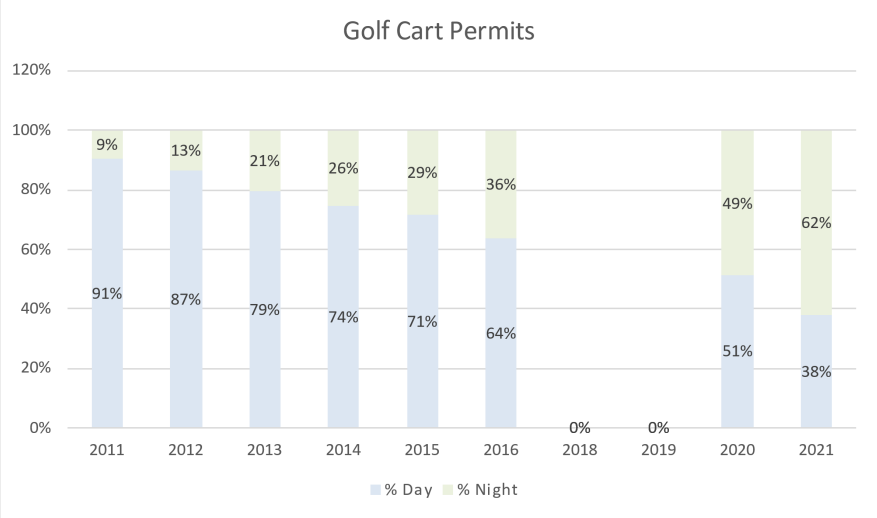
Proposed Rule:

2.9 Motorized Carts

f) Motorized carts operated after dark will be inspected periodically 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. The inspection schedule will be determined by the LSPOA office and approved by the Board.

Rationale:

This change is to provide the office with additional flexibility to inspect carts on a rotating basis instead of the requirement to inspect all night carts every year, given the increase in workload that cart inspections have generated over the past 10 years. Cart permits have risen 145% from 138 total permits in 2011 to 338 total permits in 2021. In 2011 only 9% of the permits were for night carts but, as illustrated in the graph below, this has risen to 62% (or 209) of the permits being night cart permits this year.



Note: Data for 2018 and 2019 is not available

Audience Comments: It was asked if we were tracking the amount of carts not passing inspections. John & Carol both responded that we do not currently track but if you fail you don't get a permit or depending on what fails you may only receive a daytime sticker. Typically then once the issue is resolved the cart will be re-inspected for night. Rick Crawford (Security) concurred that there isn't a large number of these.

Shannon Gibbs made a motion to accept the rule change as read with Billy Ryle providing a second, motion carried. The third reading will take place in July.

Proposed Emergency Change #1
Shannon stated this rule was passed at an emergency special meeting of the Board on 5/26/2021. Shannon went on to read the proposed rule.

Current Rule:
No current rule

Proposed Rule:
12.24 No property owner will install a gasoline storage tank. Gasoline may not be stored within 20 feet of the shoreline.

Rationale:
Until the Board can understand the potential environmental impact to the surrounding soil and nearby lake, as well as the rules and regulations required for monitoring potential contamination, it was requested that we enact this emergency rule to prevent property owners from installing gasoline storage tanks or from storing gasoline near the shoreline.

Shannon Gibbs made a motion to accept the rule change as read with Gina Julien providing a second, motion carried. The second reading will take place in July.

Board Discussion: It was mentioned that this rule is not referencing the built in tanks on boats. But the rule was created out of potential concern for contamination with fuel and the potential to leak into land or along our shoreline.

Recreation – Steve Knight
Steve stated the following in regards to Recreation.

- AV/PA system installed in road case. It is now protected and plug and play.
- June events - This Saturday
    - FOWLS Utopia Wildlife presentation
    - Jaxson Deno.
- June 26 Slammerjazz.
- All bands/entertainment confirmed for 4th weekend and other July events.
- DCMH will have a booth. At this time REMC will not as they are not able to find volunteers to assist with the holiday weekend.
- Youth Fishing Tournament - Help from Bass Tournament participants. Sign up sheet will be in the office. Please call with Name & Age of children.
- Steve had mentioned that Charm with FOWLS had asked if a flyer could be handed out at the entrance in regards to Saturday's event. Carol stated that this slows traffic down and we've previously made a stance that we wouldn't do this.

Lakes & Beaches – Gina Julien
Gina provided the following report.
Aquatic Plants:
Close to 2,500 aquatic and land plants were placed at the cove and shore area at lot 288 on May 20. Our contractor, Aquatic Control, will be doing a survey of the plants at the beginning of July to check stability of the plants after the heavy rains/flash flood we experienced a couple of weeks ago.

Heavy Rains/Flash Flood/Lake Debris
As you are aware, we had torrential rainfall followed by flash flooding last week. A great deal of debris was washed into the lake from the shoreline. Our Security and Maintenance teams were out later that evening, the next day and over this past weekend removing large stumps, tree limbs and logs from the lake. Clean up continues by our crew as debris is identified.

Boat Parking at the Beach:
Gina received several requests to reduce the swim area near the diving board by adjusting the barrel floats inward to allow for additional boat parking at the beach. I discussed this with the Lake Manager and was made aware that the barrels are attached to anchors that are buried in the lakebed. In order to move the barrels, we would need to do this during winter pool when we can get heavy equipment in to move the anchors. We will review this again this winter.

Boat Slips:
Several board members and the lake manager toured the lake by boat to review potential areas to place additional boat slips. The crew had to keep in mind future work areas for dredging and unloading, fishing areas, and the potential for obstruction of private property. A few areas were identified where several slips may be placed in the future. Currently, we do not have the budget set aside to place new slips this year. We will review this during the budget process this winter. Please keep in mind that we are greatly limited on shoreline space to accommodate slips for all off lake members solely due to the size of our lake.

Membership – Andy Laudick
Andy stated we had four new members. He is working on updating the membership packets. Andy is also working on a video with drone features of the community. This will be placed on the new website that will be released soon. It was stated that at the advise of the attorney we would no longer be publishing the names of the new members.

Community Room Committee – Andy Laudick
Andy stated there was no updates or announcements.

Building Committee – Ryan King

The following building permits were issued in May:

- Randy Davis 1325 Culvert
- David & Janice Pickett 1279 Outbuilding
- Phillip & Linda Baker 848 Boat Dock
- Gary Millard 338 Deck
- Gary Salemme 605 Deck

Clean Up – Ryan King
Ryan stated they are working on scheduling a tour. Ryan went on to thank everyone involved in the community clean-up day. He stated there was about 50 lbs of trash picked up. Great job! Carol thanked Ryan for organizing the event.

Roads & Maintenance – Bill Ryle
Billy stated that stone has been spread on the gravel roadways. Brandon is reviewing when dust control can be placed, but it is on his radar. With the recent flash flooding we did have some erosion on the stone roads and that is being addressed. Billy thanked the Clarksburg Volunteer Fire Department, LS Maintenance, and LS Security for all of their hard work and acting so quickly with the flash floods to help prevent any accidents.

Security – Mike Manlick (via phone)
Mike provided the following report. Summer is getting into full swing. Help communicate to friends, family and neighbors to slow down and be a courteous driver and boater!!

ROAD WARNINGS- 17
ROAD CITATIONS- 4
WATER WARNINGS- 5
WATER CITATIONS- 9
ROAD ISSUES- 2
WATER ISSUES – 3

There is a new stop sign when leaving the main beach and parking area. Please be sure to STOP!

Don't forget - See something say something.

OLD BUSINESS

No Old Business to report.

NEW BUSINESS

Initiation Fee

President Goodwin turned over this portion to Steve Knight to provide additional details. Steve stated this has been talked about for a couple of reasons. It's expensive when we have new members and the budget process was really an eye opening experience for him. The new members are able to enjoy the amenities right away. Additional funds could help with projects such as the one we completed earlier this year, the ramp extension. Steve stated he did some research and viewed fees from similar lakes in the area and they all charge a fee and it seemed to be anywhere from $450-$2,500.

Gina stated in reviewing and trying to come up with a figure anything between $250-$750 was mentioned. In discussion with the attorney he stated $250 would be a reasonable fee. Therefore, Gina was recommending that $250 initiation fee be considered.

Shannon stated that she really appreciates the efforts of our newer members, however, the budget will always feel tight as the dues and assessments are determined based on what we expect to spend. This is how the lake remains fiscally responsible. The budget is tight for a reason. She stated that the data Steve provided was the first time she'd seen that information so didn't really get a chance to review it. However, she had done some research using Beacon (GIS) and researching property values in Lake Santee (Decatur County only).

Shannon compared all properties and their values in 2017 compared to 2021. The courthouse lumps properties into three categories, On Water, View of Water, and Off Water. She reviewed 1,105 properties with 2021 values as follows:
On Water – Average assessed value $276,00 (414 properties)
View of Water – Average assessed value $67,400 (234 properties)
Off Water – Average assessed value $35,000 (457 properties)

As you can see this is a very big spread of assessed values. Of these properties, 31% were valued at less than $5,000 and 55% were less than $100,000. Steve previously stated how other communities charge fees, but Shannon added that we couldn't really compare ourselves to those other communities, as we don't have a way to review their full data. With the addition of an initiation fee, looking at a building permit fee and then a north end assessment all we are doing is layering on fee after fee.

Mike stated that we have done lots of capital improvements around the lake and he was in favor of charging an initiation fee. He stated there aren't many properties for sale at the moment and this fee could potentially defray some of the expenses. Property values are increasing and this is adding value back to the members. He stated that all of the other fees coming will make the lake better.

Shannon added that when you compare 2017 to 2021 assessed values the overall increases are to those with View of Water, with the increases as follows:
On Water – 31% increase

View of Water – 62% increase
Off Water – 27% increase
Ryan stated they he was for an initiation fee and that if it didn't work out we could always revert back but in the mean time it could assist in funding projects.

Shannon reminded the group that we have a hard time during the budget process knowing how many new members we will have, as we don't know how many properties will be sold in a given year. Shannon also reminded the group that any remaining funds at the end of the fiscal year are moved to the money market account and are part of the sinking fund (emergency savings account).

Stephanie added that when a property is sold we are generally collecting a second set of dues as the prior member retains their membership, and then the new member pays their dues for membership. We are essentially already double dipping in charging for that specific property. It doesn't seem fair to then charge an initiation fee as we aren't pro-rating the current dues for the new member.

Shannon also added that we have no idea if those other communities referenced by Steve Knight are pro-rating dues or charging dues to both sets of members. We also don't have a good idea of what other fees they are charging, such as Lake Santee charges for boat slips for those off water.

Gina stated that last year we had approximately 48 new members. 48 new members times $250 would have provided $12,000.00 in additional income. This year, through May, we've had approximately 20 new members, so 20 times $250 would be $5,000.00. Even if we did not have any additional members above what we already have through May, we can count on 20 times $250 for an annual additional income of $5,000.

Gina went on to make a motion to approve a $250 one-time flat fee to be charged to new members. Shannon asked when would this fee start, there was some discussion and 90 days was suggested. Gina then amended her motion to have an October 1st start date of initiation fees with Steve Knight providing a second. Stephanie Peetz called for a Roll Call vote on the fee with the vote being the following:
Yay's (5) – Gina Julien, Ryan King, Steve Knight, Andy Laudick, Bill Ryle
Nay's (2) – Shannon Gibbs & Stephanie Peetz
No Vote – Mike Manlick (on phone)

The initiation fee was passed and a $250 charge will be assessed to new members starting on October 1st, 2021.

Building Permit Fee

Ryan stated he was recommending we table this request to come up with a best plan of action. He's reviewing the possibility for two different types of fees. Everyone was in agreement to table this request.

Tree City Properties Request
Carol stated that Ronda Peetz with Tree City Properties has requested permission to provide popcorn at some of the events in the amphitheater this year. A motion was made to accept this request by Gina Julien with Andy Laudick providing a second, motion carried.

Psi lota Xi Request
Carol stated that Psi lota Xi is requesting to do something nice for the community by providing a free little library at the East Beach. The books will be provided and you can keep the books. They will place and decorate it. This will be at no expense to the POA. A motion was made by Shannon Gibbs to accept with Steve Knight providing a second, motion carried.

Proposed By-Laws Amendment – Town Hall Meeting
Shannon stated that a committee had been put together on recommendation of the new attorney. Shannon thanked Nancy Fredrickson, Doug Lecher, and the many Board Members who assisted with the review. We are now ready to move on to a recommendation and review by the membership. Shannon put together an executive summary of the updates and will also publish a copy with revision tracking. The executive summary will be mailed in packets and the full version will be available on the website.

A **Town Hall meeting will take place on June 30th at 7PM in the Community Room**. The draft will be presented at this time and questions will be answered. If you can't attend the meeting please feel free to review the revisions on the website and submit any feedback to Shannon or John in the office.

Carol stated the by-laws were old and outdated, the purpose of the update was to refresh them and make them current. She thanked Shannon for a great job with the amount of revisions and the summary sheet.

MANAGER'S REPORT
John presented the following report:

Attention Boaters: Please reduce your speed to the lowest speed possible **prior** to entering a no wake area. We are seeing many boaters that start to slow down once they entered the no wake area and they are 50-100' past the buoy before they reach the slowest speed possible. Consider this a warning because it is an automatic $75 violation assessment for disobeying Rule 4.12.

We will be going live on Monday next week with our updated website. John thanked Ryan, Shannon, and Andy for their help. We have added several new items to increase our ability to get information out to membership. First, we will have a member's only portal that will allow you to see our Membership Directory online. It will be updated monthly. We will still offer the printed directory, but the website will have updates as we get new members. Secondly, residents can sign up through the member portal to opt-in to email alerts. To access the Member Portal, you **are required to have an email address on file.** If you don't have an email address on file with us, you'll need to contact the Lake Santee office to get your account set up. Step by step instructions are on the new website. Additionally, there is a Latest News section for announcements and notifications for members that don't want this information via email. The calendar will be on the front page and you can sync activities.

Yard Sales will be held Friday July 2nd and Saturday July 3rd. Please notify the office with your lot number by June 25th to be included on the list.

We recently moved our email from ending in etczone.com to lake-santee.com. All emails will now end in lake-santee.com

There being no further business, Stephanie Peetz moved to adjourn, seconded by Shannon Gibbs, motion carried. The next regular meeting will be held on July 14, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the July 14, 2021 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary