Lake Santee Property Owners Association
Annual Meeting Minutes
August 11, 2024

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 11, 2024, at 2:00 PM in the Lake Santee Community Room. The meeting was called to order by President Steve Knight. Other board members present were Nathan Walsman, Mary Tapke, Tony Adelman, Gina Julien, Ryan King, Aaron Fitzgerald, and Polly Fox. Employees present were Rick Crawford and Joyce Eddy. Members present were Jeff Mackzum (1656), Nancy & Clair Fredrickson (348), Paul Gosnell (1147), Dick Veach (1384), Paul Oefinger (550), Dave Julien (850), Connie Adelman (198), Debbie & Scott Higinbotham (1338), Karen Ball (1602), Vicki & Ron Wilson (510), Ronda Peetz (1027), Ed Fox (366), Shannon Gibbs (97), Charles & Martha Dieckmann (2), Karen Leisring & Ed Nungester (378), Gayle Bryant (599), Bill Ryle (579), Donna Clutter (352), Kathy Tarzwell (806), Harlan & Charlene Smith (892), Michelle Deaton (262), Karen & Bob Kasee (760), John & Lisa Clark (1421), Maureen Lakin (1162), Ian & Kari Rickerby (603), Carol Goodwin (285), David Eddy (68), Mark Hirt (1107), Dan & Liz Dietrich (263), Drew & Joni Pringle (139), Steve & Deb Yost (803), Craig & Kim Stilwell (201), Larry Nicks (567), Shelli Griffin (1486), and Jonie Spetter (24).
President Knight called the meeting to order and made the following statement:

President Knight then asked Tony to provide a summary of the highlights from the 2023 Annual Meeting minutes. After reading the minutes, the minutes were approved by a motion from Nathan and second by Polly.

President Knight then asked Tony to provide a financial update for the fiscal year.

Tony stated:

LSPOA is currently operating as budgeted, and we anticipate that we will finish the fiscal year as budgeted. There are no unusual items to report. As mentioned in previous meetings, the membership dues and assessments collected at the beginning of our fiscal year are being invested in a money market account at First Financial Bank to allow us to earn market rate interest income. For the Fiscal Year ending February 29, 2024 versus Fiscal Year ending 2023, total revenues were 2% lower, total expenses were 1.4% higher. Excess revenue over expenses after income taxes was $188,384. Total cash and investments were $899,143.

Committee Reports

Rules & Regulations – Nathan Walsman

The past year has been relatively light for new and modified rules. The following are a few of the highlights throughout the year.

Rule 4.20 was added to clarify what is required to decontaminate boats as well as other equipment, such as ropes, life jackets, floats, etc. to prevent invasive species from entering our lake.

Rule 4.21 was added to allow a no wake requirement for the entire lake when the water level is high to prevent shoreline erosion as well as other safety concerns.

Rule 5.4 was clarified to state life jacket requirements for other watercraft such as canoes, paddleboards, etc.

Rule 6.6 was modified to state the minimum age of 13 for unsupervised children at the beach.

Rule 11.1 was modified to further clarify the definition of a tent.

Rule 12.17 was modified to allow a limited amount of privacy fencing on individual properties and the requirements of the fencing.

Rule 13.10 was modified to state the lake will begin getting lowered by November which will allow the lake to remain high for a longer period of time.

Recreation – Mary Tapke

2024 kicked off with an Easter Egg hunt on March 30th. Summer activities kicked off on Memorial Day weekend with the Captain Cobwebb band funded by the Ranz Family. June 8, Rachel Holt, country western singer entertained us. On June 15, the Fitzgerald family provided entertainment via the Werner Williams Band. June 22, Maximum Results Realty sponsored the Roger Brown and Borrowed Tyme band and we enjoyed excellent bluegrass music.

July 6 was as always the busiest weekend of the year and packed with events. The Women's Club started it off with free coffee and donuts and a bake sale in the community room. We had an Ice Cream truck (which was a big hit) serving soft service ice cream and pineapple dole whip all day. The Mad Hatter DJ entertained from 3-7 at the main beach. Finally, the Nuttin Fancy Band took the stage in the Amphitheater from 7-10pm. The evening ended with the fireworks display at dark.

July entertainment continued with the Youth Fishing Tournament on July 7th. The kids had a wonderful time and there were prizes as well as lunch. The ever-popular Belairs made us all nostalgic on the 20th sponsored by the Booster Club. The month ended with the Farmers Market on July 27th.

August started with a community picnic with food provided by Bryants Bar and Grill and sponsored by Farmer's Mutual Insurance. Still to come is the Fusion band on August 24, the Lincoln Street band on August 31, another Farmers Market on August 31 and The Heatherly's band on September 1 sponsored by Hoosier Realty. The Hangout will offer a grill out Saturday, Sunday & Monday (August 31, September 1 & 2). Outdoor movie night will be held September 28. The Flute Circle will entertain also on the September 28. Halloween Trunk or Treat/ Trick or Treat is planned for October 26. Breakfast with Santa is scheduled for December 14. The Christmas décor contest is also scheduled for December 14. Steve mentioned that several events are sponsored by member and local businesses.

Community Room – Mary Tapke

From August 1, 2023 through June 30, 2024 there were 25 Community Room rentals and 3 shelter rentals. We are pleased that we have such nice facilities to offer to our membership for gatherings. We appreciate that those who rent these facilities have respected and taken care of them.

Lakes & Beaches – Gina Julien

Dam and Spillway Inspection:
From the dam and spillway inspection by Indiana Department of Natural Resources in July of 2023, we completed recommendations to seal cracks and remove weeds and saplings from the spillway.

North end streambank stabilization, sediment ponds instillation and wetland mitigation project:
We held several community information meetings to allow our contracted engineering firm to review the project design prior the start of the project and again at the conclusion of the project.

We received permits from three government agencies to move forward with the build design produced by V-3 Engineering firm. Following all bylaw rules regarding loans and financing, we moved forward with securing a construction loan to finance the project. The start date of construction was September 2023. This included an off-site streambank stabilization to the northwest of our property. We were able to secure a $33,000 cost-share grant from IDEM-319 (Indiana Department of Environmental Management) to help offset the cost of the 700-foot streambank repair on this off-site agricultural property. The on-site project, which included a forebay, sediment ponds, vegetative wetlands, in-stream weir, j-hooks and riffle pools, was completed in March 2024. In April of 2024 following large rain events, our engineering firm conducted a site visit to evaluate erosion control. They reported that the large rain events activated the sediment basins with a significant flow into the area during these periods. They also reported the weir is self-cleaning, sand, and large debris drops out quickly near the weir. Silts and clay are filtering as well. All portions of the project are working as designed. Total cost of the project $771,513.00

Aquatic Invasive Species Prevention Program:
We worked closely with Indiana Department of Natural Resources expert to conduct numerous community education events, including a boat ramp outreach/boat inspection and two live presentations for members.

Lake Santee Water Quality Field Day:
In partnership with Alliance of Indiana Rural Water, Decatur County and Franklin County Soil and Water Conservation District, Salt-Pipe Creek Watershed and Xperience AG, we hosted a water quality field day that was geared toward providing education to improve watershed quality through nutrient and sediment management systems.

Dredging:
Dredging occurred in the following coves: Fishtail (1,890 cy), Anchor (810 cy), Beach (2,780 cy), Sunset (1,080 cy) and Fishing cove (13,440 cy). We utilized $505,000 of set-aside funds to remove approximately 20,000 cubic yards of sediment from these coves.

Monthly Lake Maintenance and Fish Stock:
We continued to use Aquatic Control for our monthly algal control program (April through September) and for our annual fish stock (3,500 largemouth bass and 1,500 hybrid striped bass). We also received a generous bass donation from the Lake Santee Bass Tournament group.

Membership Committee – Polly Fox

New members from August 1, 2023 through July 31, 2024 were 55.

Marina Update – Polly Fox

The marina purchase was completed July 29, 2022. The purchase and the leases for the marina components have begun to take shape and settle in after 2 years of operation. We were able to lease the store fairly quickly. We operated the services ourselves for 2 years and after some improvements to the residence, we now have leases in place for all three components of operation.

The first component of marina operations was the lease of the Marina Store to Tom Robbins. He is in his second year as the marina store lessee.

The second component of marina operations was the lease of the Marina Services. Dave and Diana Armontrout (Lake Santee Marine Service) signed a 2-year lease on July 1, 2024. The marina services business fully transitioned to a complete lease at that time as a separate operation.

The third component of marina operations, the Marina Residence, has been leased to Lakeview Wellness with a 5 year lease signed June 1, 2024. Please visit their website, lakeviewwellness.org to learn more about the services available and soon to be available to our community.

The leases are in line with our budget plan and we are pleased to have made these transitions. We look forward to a continued relationship with these people/entities in making the marina a great amenity for our community.

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Building Committee & Clean Up – Ryan King

2024 has been a remarkable year for me as I continue my service on the LSPOA Board of Directors. Here's a summary of my contributions as chair of building permits and cleanup:

1. **Permits Issued**: We processed 92 permits this year, including 19 for new homes, up from 74 permits and 8 new homes in 2023.
2. **Permit Fees**: The introduction of new permit fees for heavy construction and new homes has generated an additional $7,050 in revenue. This will assist in covering road repairs and upkeep costs.
3. **Cleanup Efforts**: This year, we sent out 23 courtesy letters, 6 second notice letters, 2 third notice letters, and 5 thank you letters. We focused on removing inoperable boats from properties and improving the lake properties appearance.
4. **Litter Cleanup Day**: I organized the 3rd annual litter cleanup in April, resulting in over 50 pounds of trash removed from various locations around the lake.

A big thank you to all of the board members! It has been a pleasure working with all of you.
Another, big thanks to John Lecher for his overwhelming dedication to our community.
It's been a privilege to serve and contribute to the community. Thank you for your support!

Roads & Maintenance – Aaron Fitzgerald

<u>Paving policy</u>
The Lake Santee Property Owners Association's Board of Directors is setting a paving policy for members to organize their neighbors to privately fund the cost of asphalt paving for a stretch of road. The Board agrees to cover 10% of the initial cost as well as any future re-surfacing or repairs. Below are the steps for approval.

1. A neighborhood advocate must organize their neighbors to agree to a proportional cost share of the road.
2. The neighborhood advocate requests approval from the Board.
3. The Board requests a quote from the paving contractor.
4. The neighborhood advocate collects all the funds from the neighbors and makes payment in full to the lake office.
5. The paving will be scheduled with the next round of paving within a two (2) year period.

Current Projects as 8-1-24

- We have members in three (3) areas actively working towards funding the paving of their gravel roads.

Areas include:

- Pawnee, Shoshone
- Dru Cove
- Seneca, Oneida, Sequoya, and part of Itawamba.

The usage for the calendar year is as following.

- 15,680 Gals Calcium Chloride
- 61 Tons of Rip Rap
- 43 Tons of #73 Limestone
- 131 Tons of #8 Limestone
- 1200 Tons of #8 gravel

Security – Nathan Walsman for Autumn Hurm

I would like to thank John Lecher, Rick, Randy, Tanner, Rich, Jim, Riley and Mark for their continued hard work and dedication to Lake Santee Security Team. The team continues to work collaboratively on the road and in the water to enforce the rules of Lake Santee.

The Lake Santee Gas Bandit continues to remain elusive. Although reports of theft have dropped to three (3) for the month of July, there is still enough credibility in the reports to support this remains active. Please report any suspicious activity on the lake after dark, at the boat launch, or in any of the parking lots or side roads. Security has been reviewing tapes and video footage from available cameras scattered throughout lake property.

Road safety and courtesy on all roads depend on you! There are SO many members enjoying our community and getting exercise along sides of the roads. The speed limit on the paved road is 25 MPH and slower if possible on the gravel roads. The speed bump is a reminder to take it slow!

Please remember UTV traffic must obey all road and traffic rules that apply to vehicles and golf carts. This also applies to guests visiting your home.

ATV's, All Terrain Vehicles (Quad Runners), are not allowed in the lake.

For this year, there were 21,772 miles driven, 5475 hours on patrol, 3309 hours on call, 261 hours on radar, road warnings 1, road citations 27, water warnings 1, water citations 6, road issues 48, water issues 21, assisting CVFD, DCSD, DCEMS 77, animal calls – domestic & wildlife 54, non-members 9, vandalism 24, rv/camper checks 20, golf cart inspection 56, and property owner calls 377.

Recognition of Clubs/Organizations

President Knight gave an opportunity for the recognition of various clubs and organizations at Lake Santee.

Booster Club – Paul Gosnell announced that Nancy Frederickson would be retiring from the Booster Club and the Smoke Signal. Jonie Spetter and Connie Adelman have volunteered to help with the transition. Please let advertisers know you saw their ad in the Smoke Signals.

Women's Club – The Women's Club president reported that along with many volunteers from the community, this past year they purchased six (6) new benches for the beach, so now each umbrella has a bench. In addition, the tree area just before the Women's Club garden was raked and stone was put down in that area. We had many of the Women's Club "spouse-volunteers" helping with this project. The Women's Club also gave a $1000 scholarship to a high school senior that lives in the community, volunteers serve on Thursday afternoons each month and deliver once a week each month at The Bread of Life in Greensburg and we sponsor an acre with the "Feed the Flock" program, along with supporting various other community organizations.

Each year the Women's Club holds an auction in August and the proceeds received will be used to continue to make Lake Santee a prestige lake to live at. The auction held last night, August 10, proceeds were approximately $10,700, which will be used within the Lake Santee community. This is the best auction the Women's Club has ever had thanks to all the people that donated items and the bidders who purchased them.

Lake Santee Book Club – The Book Club meets monthly in the community room. Even though not everyone comes to the meeting, many members read the books.

Optimist Club – Ed Fox reported that there are 81 flags the Optimist Club put out when the lake puts its flags out. There were four (4) additional flags purchased this year.

Clarksburg Community Volunteer Fire Department & C.E.R.T. – No representative spoke at the meeting. Steve asked members to the support the fire department.

Pickle Ball Club –.Ed Fox announced that there will be a 2nd annual pick ball tournament Labor Day Weekend on Saturday, August 31. It is $10 entry fee and there will be different age and skill groups.

Love Lake Land Conservation Club – Vicki Wilson said that LLL was here to protect green space.

Southeastern Indiana Environmental Alliance (a non-profit organization) – Carol Goodwin spoke. The organization is working on partnering with several organizations. Carol is a member of Indiana Lake Management Society supporting watershed in the four (4) surrounding counties. They have also partnered with DNR in regards to the health of the shoreline.

Election Committee Results

The election committee consisted of Nancy Fredrickson, Deb Yost, Nancy Ranz and Val Collings. It took approximately 2.5 hours to count and tally the votes. Nancy mentioned that out of 757 members in good standing, only 246 ballots were returned, which was down from last year. Eight (8) proxies were returned but seven (7) were voided because they also voted on their own ballot. She also encouraged everyone to participate in the voting.

The results are as follows:
1st – Craig Stilwell (146 votes)
2nd - Nathan Walsman (145 votes)
3rd – Ryan King (139 votes)
All three (3) will serve three-(3) year terms.

Runner up was Mary Tapke (133 votes). There were several written in votes.

Member Discussion

President Knight then opened the meeting for comments by the membership. The topics consisted of the following:

Vicki Wilson - Vicki asked about snowmobiles driving on lake member's property.

Lisa Clark – She asked that members be provided the breakdown of the vandalisms.

Karen Ball – Karen stated that Security and John are helpful

Harlan Smith – Harlan asked if the Annual Report would be posted on the website.

Charles Dieckmann – Charles asked what the balance of the Marina loan was.

President Knight then asked all newly elected Board Members present to stay and have a short organizational meeting with the existing members. Ryan adjourned the meeting on a motion, seconded by Polly, motion carried.

Respectfully submitted,
Tony Adelman, Secretary