LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 13, 2026

President Steve Knight called to order the May monthly board meeting of the Lake Santee Property Owners Association and welcomed all membership in attendance. The meeting started with the Pledge of Allegiance.

The Lake Santee Property Owners Association Board of Directors met May 13, 2026 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Michael Dora, Polly Fox, Gina Julien, Aaron Fitzgerald, Craig Stillwell, and Ryan King. Members in attendance were Ronda Peetz (291), Jeff & Deb Haboush (536), Chris Elmore (530), Stephanie Schene (1133), John Hunt (912), Paul Gosnell (1147), Donna Knight (108), Tom & Jodi DePalma (218), Chris Ehrhard (915), James Schmid (946), Rick Crawford (1482), Dave Julien (851), Deb Yost (803).

President Knight called for a review of the minutes of the April 8, 2026 meeting. The minutes were approved on a motion by Craig, seconded by Nathan.

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:

Airgas USA	$	105.93		Phoenix Refrigeration	$	2,990.36
Cardinal Pest Control	$	55.00		R B S K	$	80.50
Colonial Life	$	194.64		Rivera Screenprinting	$	308.16
Crossman Fire and Safety	$	73.70		Rumpke of Indiana	$	1,724.51
Eads Murray & Pugh, P.C.	$	55.00		Stone's Farm Service	$	373.75
Elan Financial Services	$	5,425.05		Stone's NAPA	$	26.73
Foudray, John	$	300.00		Summit Microsystems	$	100.00
Greensburg Tool & Supply	$	81.86		Telispire	$	105.00
Julien, Gina L	$	309.22		The Office Shop	$	62.96
Lake Santee RWWD	$	421.35		Tops Home Center	$	345.06
Lecher, John	$	443.90		*Bills paid prior*		
LSPOA - Petty Cash	$	168.12		Dec Co Treasurer	$	1,690.35
McReynolds IT Solutions	$	1,148.57		**Total all disbursements**	**$**	**16,589.72**

Marina

First Financial Bank	$	1,013.47		RBSK Partners	$	57.50
Gillman Home Center	$	149.79		*Bills paid prior*		
Joseph Gauck	$	48.00		Dec Co Treasurer	$	2,898.88
Lake Santee RWWD	$	171.69		Lake Santee Marina Petty	$	49.51
MH Equipment	$	2,017.81		Straber Oil, Inc.	$	2,874.79
Midwest Maintenance	$	530.00		Straber Oil, Inc.	$	7,772.50
New Point Stone Co.	$	2,372.13				
POS Supply Solutions	$	80.15		**Total all disbursements**	**$**	**20,205.23**

After presentation, the bills were approved for payment on a motion by Polly, seconded by Ryan.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Rick Crawford introduced our new security guard, Wayne Shake, to the team.

- Paul Gosnell mentioned that postage costs have affected Smoke Signals and they will be increasing the add fees moving forward. Please let Smoke Signals know if you know of any business people that will be interested in advertising in Smoke Signals.

CORRESPONDENCE

- Received an email from a member confirming his request for the board to consider banning pickleball courts on member's property.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading Proposed New Rule:
11.18 No membership shall store more than one (1) piece of construction equipment in the subdivision such as excavators, mini-excavators, utility trucks, wreckers, box trucks, dump trucks or bucket trucks. Construction equipment is allowed on property during construction where the equipment is essential to the permitted work.

Rationale: Eliminate the storage of more than 1 piece of commercial equipment in the subdivision.

Nathan made a motion to accept the second reading of Rule 11.18, seconded by Craig and the motion passed.

Nathan made a motion to accept the third and final reading of Rule 11.18 Gina seconded the motion and the motion passed.

1st Reading Rule 2.9 f)

Current Rule

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.

Proposed Rule

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~~ 360 degree 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: Members will be held responsible to meet all rules and requirements.

Nathan made a motion to accept the first reading of rule 2.9f, Michael seconded the motion and the motion passed.

Recreation – Steve Gray

- Easter Egg Hunt – April 4th 2026

Upcoming recreation events include:

- Heartstone Crossing Band – May 23rd , 2026 at 7:00 PM (Memorial Day Weekend)
- Rachel Holt – June 6th, 2026 at 7:00PM
- Darrell Peetz Memorial Car Show – June 20th 10:00 AM – 2:00 PM

Community Room Committee – Steve Gray

There were 3 rentals of the Community Room and no shelter rentals in the month of April.

Lakes & Beaches – Gina Julien

Youth Fishing Tournament:

The annual youth fishing tournament will be held this year on Sunday, July 5, 2026. Registration at 9:00 a.m. at the shelter at the main parking lot. Tournament is from 9:30 until 11:00 a.m. with lunch, door prizes and trophies awarded following the tournament. Please bring your own bait and fishing pole (1 pole per youth).

North End Sediment Mitigation:

A review of the sediment holding pond was conducted last month. Sediment is building in this catch basin above the normal level of the pond. This is exactly what the pond is designed to do – that is to prevent the runoff, debris and sediment from entering our lake. Less sediment equals cleaner lake water! We will have our contractor dig out the sediment in Aug/Sept when the pond is lowest. The money will come from Dredging set aside. This is excellent news as our investment is showing reward! Photos will be posted in Smoke Signals.

Conference Summary:

During the month of March and April several board members attended either the Indiana Lake Management Association or the Ohio Lake Community Association meetings. Topics Included:

-Software utilization, electronic voting, short term rentals, gated communities, use of law enforcement, comparison of annual fees and income (examples: $1,400 annual fees, income from storage space rental of $65,000, boat slip rental income $39,000, new member fee of $2,000 per new member). Roads and maintenance was discussed as well.

Also included was a Dam Repair/Spillway presentation by Choctaw Lake. Their dam is classified as Class 1- high hazard. They are spending between $6 to $8 million for their repair. Another lake was mandated by DNR to drain water and has been dry for the last 3 years. Their repair is now underway

Wake Surfing is routinely discussed at these meetings. (Recently, one lake, had a member vote on Wake Surfing. 75% of members voted to discontinue any new Wake Surfing boats. Current boats were grandfathered to current member only.)

Legislative update - Indiana House Bill 1062 (2026), passed as Public Law 154 on March 12, restricting wake surfing on Indiana public freshwater lakes by prohibiting wake surfing activities between sunset and sunrise and bans wake boarding and wake surfing on lakes with 10 MPH speed limits.
https://iga.in.gov/pdf-documents/124/2026/house/bills/HB1062/HB1062.04.ENRS.pdf

Nathan asked to provide his personal interpretation of the House Bill 1062. He stated it was his opinion the bill was not to ban wake surfing but more so that the bill was created to prevent watersports on small lakes that already instituted a speed limit to prevent other watersports such as skiing and tubing. The house bill only applies to lakes that already have a 10mph speed limit on the lakes. His opinion was that the speed limit was created to essentially eliminate watersports on small lakes. However, with wakesurfing, you can perform the activity at speeds less than 10mph so it was his opinion the bill was created to eliminate the possibility of wakesurfing along with the other watersports. It was Nathan's opinion that the bill was not created because wakesurfing was proven to be causing more damage than other watersports, but to include it with the other watersports that were essentially banned due to the imposed speed limit.

HOUSE ENROLLED ACT No. 1062
AN ACT to amend the Indiana Code concerning natural and cultural resources.
Be it enacted by the General Assembly of the State of Indiana:
SECTION 1. IC 14-8-2-222 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 222. "Public freshwater lake", for purposes of IC 14-15-3 and IC 14-26-2, has the meaning set forth in IC 14-26-2-3.
SECTION 2. IC 14-8-2-301.1 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 301.1. "Wake boarding" means to:
(1) use a short board with or without foot bindings on which a rider is towed by a motorboat across a wake; or
(2) operate a motorboat that creates a wake and that tows or is intended to tow a person who uses a short board with or without foot bindings on which the person is towed by the motorboat across the motorboat's wake.
SECTION 3. IC 14-8-2-301.4 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 301.4. "Wake surfing" means to:
(1) surf a wake, regardless of whether the person is being pulled by a tow rope attached to the motorboat that is producing the wake; or
(2) operate a motorboat that creates a wake that is or is
HEA 1062
2
intended to be surfed by another person.
SECTION 4. IC 14-15-3-8.1 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 8.1. An individual shall not operate a motorboat on a public freshwater lake for the purpose of wake boarding or wake surfing during the period between sunset and sunrise.
SECTION 5. IC 14-15-3-10 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 10. (a) Subject to section 11 of this chapter, a person may not operate a motorboat upon a small lake at a speed greater than ten (10) miles per hour.

(b) An individual may not operate a motorboat upon a small lake while engaging in wake boarding or wake surfing unless it is during the time and day of a speed exemption granted for the small lake under section 11 of this chapter.
SECTION 6. IC 14-15-3-11.1 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 11.1. A rule adopted under section 11 of this chapter before July 1, 2026, applies to wake boarding and wake surfing.
SECTION 7. IC 14-15-3-31, AS AMENDED BY P.L.195-2014, SECTION 5, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 31. (a) A person who violates section 2, 3, 5, 7, 8, 8.1, 9, 10, 14, 15, 16, 17, 20, 22, 23, 24, 25, 26, 27, 28, 29, or 30 of this chapter commits a Class C infraction.
(b) A person who knowingly or intentionally violates section 6 of this chapter commits a Class C misdemeanor.

Lake Testing Equipment:
$3,785 was donated to Lake Santee POA from collected monies at golf cart outings over the last couple of years. This money was specifically ear-marked for the purchase of lake water testing equipment. We received an additional $900 from donations that were requested to go to lake expenses. By testing our lake water for on a consistent basis we will be able to more closely monitor and track improvements or declines seen by our mitigation project, dredging, and potential phosphorus removal applications in the future. The shortfall in funds to purchase the necessary equipment is $2,400.

Gina made a motion to approve $2,400 for purchase of testing equipment, second by Polly and the motion passed.

Membership – Polly Fox

We had one (1) new membership in the month of April. We welcome David & Katy Eastes, Lot 1502.

Thank you to all who attended the Membership Orientation Meeting on April 25, 2026. 6 memberships 9 people attended. It was a very productive and informative meeting. Thank you to the LSPOA Board members and club representatives who attended and supported this event for new members.

Marina – Polly Fox

Marina

We have selected a contractor to put in the new seawall at the Marina after reviewing 3 proposals. We will be voting on that in the New Business section of this meeting.

Marina (Lower Level) Store

The LSPOA will be operating the lake gas pumps lower level (store) this 2026 boating season with the following hours:

Wednesdays	3:00 pm - 7:00 pm
Fridays	1:00 pm - 7:00 pm
Saturdays	10:00 am - 7:00 pm
Sundays	12:00 noon - 7:00 pm

We will be open Monday, May 25, for Memorial Day.
July 4 we will be open extended hours; 8:00 am - 8:00 pm.
We will be open Monday, September 7, Labor Day.

We offer gas, ice, soft drinks, water, energy drinks, candy bars, snacks, ice cream treats and bait.

Marina Shop

We will be renewing the Marina Shop lease with new owners on June 1, 2026 in the New Business section of this meeting. They will be operating under the same name; Lake Santee Marine Service.

Lakeview Wellness (Marina House)

Lakeview Wellness is gearing up for the annual community garage sale over 4th of July weekend. If spring has you wanting to lighten your load, they will be accepting donated garage sale items. Please reach out to info@lakeviewwellness.org to schedule a pick-up or drop-off.

The renovation schedule for the marina building has not yet been finalized. At this time, all services are continuing uninterrupted, and the pool remains available for rentals through the end of June.

Decatur County passed a new ordinance last year requiring all semi-public pools to be permitted through the Health Department, and they are happy to share that Lakeview Wellness has received its permit.

If you've been wanting to reach out, have a wellness offering to share, are a swim instructor, or simply want to meet for coffee, please reach out to connect with them.

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

Ted Anderson	1548	House Addition
Drew Pringle	139	Deck
Ronda Peetz	291	Culvert
Neal & Jill Turner	1442	Outbuilding / Fence
Karen Travers	900	Boat Dock
Harry & Georgia Wright	177	Concrete Driveway
Harry & Georgia Wright	177	Deck

Clean Up – Craig Stilwell

A cleanup round was conducted on April 30th. In general, the community looked pretty good following a hard winter, lots of wind and assorted tree damage. Letters were sent to those where improvement was requested.

Roads & Maintenance – Aaron Fitzgerald

- New drive behind marina for boat trailer traffic .
- Main beach dive platform and beach barrels installed
- Pressure washed and resealed pavilion stage
- Pressure washed all the community room and office sidewalks
- 1 water leak repair
- 32 locates
- New 3 way NO WAKE ZONE Bouye at fishing cove

- New culvert at 656 Sarsi
- Mowing

Security – Ryan King

MILES- 1790
HOURS PATROL- 450
HOURS ON CALL- 270
RADAR- 21
ROAD WARNINGS- 1
ROAD CITATIONS- 5
WATER WARNINGS- 0
WATER CITATIONS- 0
ROAD ISSUES- 3
WATER ISSUES- 1
ASSIST CVFD, DCSD, DCEMS- 2
ANIMAL CALLS DOMESTIC, WILDLIFE- 6
REMOVE NON-MEMBERS- 0
VANDALISM- 2 (MAILBOX X 2)
PROPERTY OWNER CALLS- 89
RV/CAMPER CHECKS- 3
GOLF CART INSP.- 61
SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

REMEMBER THE RULES AND REGS FOR BOATING. FINES STARTING AT $75
REMEMBER HAVE YOUR BOAT PERMITS, AND LOT NUMBERS PLACED ON BOATS
SAME AS ABOVE $75 FINE

OLD BUSINESS

- Long-Range Planning Report
  - All content has been compiled and ready for final formatting. The board as asked for any final suggestions before page numbers, table of contents, etc, were assigned.
  - Suggestion was made to make the graphs/charts smaller to not take up so much space
  - Suggestion was made to take individual names out and to coordinate 1st/2nd/3rd person references.
- Boating Review
  - Wake Surfing was discussed at the meeting. Consensus was to cap the number of boats allowed to perform wake surfing to prevent an influx of new members wanting to participate in the activity. A new rule will be proposed at next month's meeting limiting the number of boats with first right of refusal going to current wakeboat owners.
  - The topic of pontoon lengths and horsepower was also discussed. The maximum length of 24'-26' was discussed with a maximum horsepower of (1) single engine 350HP motor. A new rule will be proposed at the next meeting.

NEW BUSINESS

- Pilates on Mondays at 6:30 PM in the community room – Item was tabled for June discussion.
- Marina shop lease – Ryan made a motion to approve the Marina Shop lease, Craig seconded and the motion passed.
- Seek sponsors for East Beach playground equipment and hang plaque recognizing sponsors on the bathroom building – motion made by Gina for a group to solicit donations for the East Beach sponsorhips for new equipment with recognition, Polly seconded and the motion passed.
- Employee compensation – Michael made a motion to approve the employee compensation as discussed in the Executive Meeting to "true-up" the compensation based on the management agreement. Nathan seconded and the motion carried.
- UTV requirements as a motorized cart – No change to the current policy
- Review Metal Roof specifications in Rule 12.19 – A new rule for allowing updated materials and specifications will be made at the next meeting.
- Monarch pollinator upkeep assigned to the Roads & Maintenance Director – motion made by Aaron to assign to Roads & Maintenance Director and seconded by Michael and the motion carried.
- Contract for Seawall replacement – Gauck Construction will be awarded the replacement of the seawall replacement. Motion made Nathan to approve the award, seconded by Michael, and the motion carried.
- Women's Club tent for auction in lawn area – Motion made by Gina to allow the tent and waive the tent fee, Ryan seconded and the motion carried.
- Election Committee – Committee has had trouble connecting with people over the phone due to spam calls. Committee is going to send out letters in the future in hope to improve responses. Currently have 5 candidates with 2 more potential candidates.
- Lakeview Wellness Hot Tub Sale – Due to the new remodel of the facility, the hot tub is no longer needed and it is wanted to get removed. A motion was made by Gina to sell the hot tub for "best offer" if they come and remove it. Craig seconded the motion and the motion passed.

MANAGER'S REPORT

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

Please put your 2026 boat and cart/UTV stickers on prior to using them.

Attention Boaters: Please review the boating regulations with your family and guests prior to allowing them to drive your boat.

The office will be closed Monday May 25th.

Yard Sales will be held Friday July 3rd & Saturday July 4th. Please notify the lake office prior to Wednesday July 1st to be on the yard sale list.

The LSPOA fireworks will be held on Friday July 3rd.

With no further business to discuss, the meeting was adjourned by a motion from Craig and a second by Polly.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary