LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 10, 2019

The Lake Santee Property Owners Association Board of Directors met on April 10, 2019 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 Mike Cutrufelli (172), Rick Crawford (1482), Brittany Green (1294), and Jim Hornig (668). Members present were Nancy Adderley (708), Patti Stevens (1317), Rosie Asher (679), Carol Sargent-Trimpe & Joe Trimpe (278), John & Lisa Clark (1421), Claude & Shirley Livesay (530), Dave & Gina Julien (851), Clair & Nancy Fredrickson (348), Dick Veach (1384), Ronda Peetz (1057), Paul Gosnell (1147), Maurie Goodwin (894), Mary Tapke (284), Charles Hocker (936), and Barbara Cripe (880).

President Lecher called for a review of the minutes of the March 13, 2019 meeting. Carol Goodwin approved the minutes on a motion, seconded by Angel Hocker, 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:

Best Way Disposal	$	613.82	New Point Stone	$	1,790.97
Cardinal Pest	$	45.00	Pitney Bowes	$	360.92
Cardmember Service	$	683.60	Premier Companies	$	1,352.46
Colonial Life	$	101.54	Shelby Tire & Auto Care	$	572.45
Rick Crawford	$	35.00	Solutions Bookkeeping	$	95.00
Decatur Co. Treasurer	$	1,981.74	Stone's Farm Service	$	435.32
ETC	$	969.83	Stone's Napa Inc.	$	33.35
Brittany Green	$	358.88	Summit Microsystems	$	50.00
L.S. Booster Club	$	190.00	The Office Shop	$	43.61
L.S. RWWD	$	432.94	Tommy's Diesel Shop	$	2,111.73
Murphy Insurance	$	9,271.00	Tops Home Center	$	319.16
			TOTAL		$21,858.32
Bills Paid Prior to Meeting			Purchase Power	$	626.97
Aquatic Control	$	35,802.24	**Total Disbursements**		**$58,277.53**

After presentation, the bills were approved for payment on a motion by Polly Ann Fox, seconded by Steve Gauck.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member stated he did not feel like enough of the member comments/discussions during the meeting were being included in the monthly minutes.
- A member stated that she believes there are not enough members on the Rules & Regulations committee that is currently going through the By-Laws and Rules for review. The member believes the committee should be more diverse.
    - Carol Goodwin responded that there are actually two separate committees; committee one consists of three board members – Carol Goodwin, Doug Lecher, and Stephanie Peetz; committee two consists of Carol Goodwin, Dick Veach, and Gina Julien. The volunteer committee makes recommendations to the board committee on what should be brought to the full attention of the board for discussion and recommendations.
    - Carol then stated that any rule change has three readings before it is complete. The readings are published in the meeting minutes through the Smoke Signals.
    - Carol then asked if anyone has a recommendation on rules they would like to see addressed to please submit in writing via email to Carol and she will present the ideas to the committees. The current focus is to bring existing rules up to date.
- Rick Crawford (Security Chief) addressed the audience in stating we did have one Security Guard resign and Jim Hornig has returned to assist.
- A member brought up speeding issues on the east side of the lake.
    - Rick Crawford responded if you see someone speeding please call Security and try to provide information on the vehicle. They do their best to catch speeders to keep the roads safe for everyone.
- Mike Cutrufelli reminded everyone in the audience that the CERT meeting is held on the 3rd Wednesday of the month and they are always looking for more volunteers. Please contact Mike for additional details.
- A member asked what type of communication the board has with our county commissioners and/or county council. He also stated the changes at the airport would have an impact on the entire county.
    - President Lecher responded that in the past we haven't had a lot of luck but can try to figure out a better approach with the county.
- Paul Gosnell stated that Nancy Fredrickson recently held a meet & greet in the community room for one of the mayoral candidates for the City of Greensburg.

CORRESPONDENCE

Brittany stated she has received numerous emails in regards to tents, the rules and possible changes, as well as whom to contact.

At the prior meeting a member asked about placing a few beehives at the butterfly pollinator habitat located near the recycle center. President Lecher responded that although the agreement for the butterfly pollinator habitat does allow this. The board discussed in detail and determined it best to decline the request

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin
Carol started her report by doing the 2nd reading of the following rules:

Swimming
6.1 – Swimming shall be at each person's own risk. No lifeguard is on duty at the main beach or east beach. ~~If lifeguards are on duty they will patrol the main beach only. No lifeguard will be on duty at the east beach.~~

6.2 – ~~When a lifeguard is on duty he or she will conduct safety checks lasting no longer than ten minutes every house as necessary. During this break all swimmers will leave the water.~~

Fishing
7.8 – The following baits are prohibited: gold fish minnows, red hoarse suckers, ~~or~~ carp minnows, bullhead catfish minnows, or gizzard shad minnows.

Property
11.3 - Motor homes, defined as a self-propelled camper with sanitary facilities designed and manufactured for such use, are permitted in the subdivision for use as temporary camping facilities. Motor homes are not to be used as permanent living quarters. Motor homes on vacant lots must be in use every night or removed from the subdivision. No motor home shall be in the subdivision for more than 14 consecutive days. A five-day interval shall be required between stays. No motor home shall be in use for a total of more than 28 days per year. Motor homes may not be parked on Association access areas or parking lots at night. All motor homes must have current license and registration. Motor homes may be stored within the subdivision if stored in a garage out of sight at all times. Any such garage must meet all building rules and regulations. ~~Motor homes will not be permitted to be stored within the subdivision.~~

After reading the rules Carol then asked for a motion to amend rule 6.1, 7.8, 11.3 as read and strike rule 6.2. Shannon Gibbs seconded the motion, motion carried.

At the last meeting Carol asked for feedback on rule 12.4 as her committee was thinking of a possible change for this rule. She stated she did receive feedback and a formal rule change will be developed and brought up at a future meeting.

Carol then addressed the request to allow tents. She stated that tents are a part of the Land Restrictions not just the rules/regulations of the subdivision. She stated that American Realty put the land restrictions in place when the subdivision was developed. The Association assumed responsibility of these restrictions when the first board of directors took over. The restriction for tents was placed in the land restrictions, as the developers did not wish for the lake to become a campground. They felt that it would negatively affect the property values as they wished to see Lake Santee develop into a subdivision with homes and not just have individuals purchase a lot for lake rights and to camp. A member in the audience did state in the early years of Lake Santee they would camp at Moccasin Meadows.

Carol stated the board of directors couldn't easily change the land restrictions. Carol added that any attempt to change the Land Restrictions would be very costly to the membership as an attorney would need to be involved with any attempted change as well as a mailing to notify the membership of an effort to change the Land Restrictions. It would take 2/3 of all lot owners to respond in the affirmative for a change to take place. If a 2/3 votes in the affirmative was not received the cost associated with this would be for nothing. It was stated that when the By-Laws were last changed that it was very difficult to obtain the required votes and that we also don't have a great turnout of the membership to even vote in the yearly election.

A few members in the audience asked about the possibility of allowing tents just on holiday weekends. Carol responded that if we don't enforce the land restrictions it in turn could make the land restrictions and rules & regulations invalid. This could result in lawsuits being filed against the Association. Which again, could result in a costly issue for the membership.

Recreation – Shannon Gibbs

Shannon stated that at the previous board meeting we approved a liability waiver for special events. The board would like to allow Brittany to be able to sign acceptance of the waivers when they come into the office for special events. Shannon then proceeded to read a resolution to allow this. It was noted that we should remove Brittany's name from the resolution and just state Lake Manager. Shannon asked for a motion to accept the amended resolution, with Carol Goodwin providing a second. Motion carried.

Shannon stated that the Easter Egg Hunt would be on Saturday, April 20th at 11AM. It will last for approximately 3 seconds. At 10AM on April 19th volunteers can help fill the eggs. The office is currently accepting candy or monetary donations.

The summer season will kick off on May 25th with Captain Dan in the amphitheater.

Lakes & Beaches – Randy Ostendorf

Randy stated that we have added six Wood Duck boxes to lake access areas around the lake. With a special thanks to Tony Lake for his craftsmanship. We will again start

stocking fish and are planning the regular recommended stocking. If you are interested in building a fish structure for our fish habitat, please go to the office with your plans to discuss.

The Booster Club has offered to purchase playground equipment to be placed at both beaches along with some pieces to be placed in the grass area at the main beach. Polly Ann Fox asked for a motion to accept the gift from the Booster Club pending final size and location to be worked out. Carol Goodwin provided a second, motion carried.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 190 Ryan Carter
- Lot1466 Steve Burkhart
- Lot 1648 Megan & Adam Clark
- Lot 326 Luther & Sandra Bradford

Community Room Committee – Angel Hocker
Angel stated she had nothing to report at this time.

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

- Lot 818 Carl & Alida Walker Home
- Lot 356 Marc Fooksman Dock
- Lot 1251 Larry & Annette Geis Deck
- Lot 909 Dale & Kristi Thomas Deck
- Lot 1526 Patrick Morrisey Culvert
- Lot 880 Barbara Cripe Seawall & Dock

Clean Up – Steve Gauck
Steve stated the following about the Clean Up Committee:
Properties on watch – 3
Courtesy call, email or letter – 25
Fines – 7

It is reminded to remove old building materials from the home once the home is complete. Steve also encouraged everyone to pick up the winter debris in their yard.

Roads & Maintenance – Polly Ann Fox
Polly stated the maintenance crew completed the following during the month of March:

- Beach preparation
- Painting of doors and bathrooms
- “No wake” buoys placed
- Dock repairs
- Equipment maintenance and prep for summer mowing

- RWWD – flushing mains and two water & sewer taps

Polly added that we are currently looking for summer maintenance help. You must be 16 to apply please see the office for more information or the Lake Santee website.

Polly stated the planned paving was not completed due to the fall weather. O'Mara will honor our prior quote from last year to pave 1.5 miles at $61,600. Since O'Mara will already be here the board felt it would be worth our while to attempt to get additional paving completed. Our hopes were to pave 2.5 miles, however, this was slightly higher than what we have available in the budget and in the set aside, with the quote for 2.5 miles at $102,667.

Between the money that is currently budgeted for paving along with the funds in the set aside we could pave 2.375 miles for $97,533.40, this includes the 1.5 miles we already committed to. The areas being paved will not be continuous as we have multiple areas in need of attention. Polly asked for a motion to spend $97,533.40 to pave 2.375 miles with Shannon Gibbs providing a second, motion carried. O'Mara has been out and marked the road where paving will take place with them providing the calculation on the 2.375 miles.

Polly stated that her and Brittany would be getting together to talk about the different roadways and determine the best course of action as we are having lots of issues with millings. They will look to lay out a plan for the next six years for all of the roads. This will allow us to better budget and create set-asides.

Polly stated the transmission in the Dodge 1500 truck either needs replaced or repaired. We received two quotes from Widener Automotive Inc. in Batesville.

1. To replace the transmission $3,293.72
2. To repair the transmission $2,564.15

In discussion it was determined that the repair could actually be costlier depending on what issues the existing transmission has. It was decided that it would be best to replace the transmission. Randy Ostendorf made a motion to accept the quote for the replacement of the transmission with Steve Gauck providing a second, motion carried.

Security – Bill Ryle

Bill stated as the weather warms up to be cautious on the roadways at all hours. Many people work and exercise at different times. When you are walking in the dark or at dusk please wear reflective clothing or lights. If you notice individuals not following the rules or speeding please call security.

OLD BUSINESS

No old business at this time.

NEW BUSINESS

Nominating Committee

President Lecher stated that there would be four open positions at the election in August. Of the open positions three would be a full three-year term and one position would be for a one-year term. At that point he stated the Nominating Committee would consist of the following members:

- Keriann Martin
- Ed Fox
- Jenni Hanna
- Claude & Shirley Livesay

Carol Goodwin made a motion to accept the Nominating Committee as presented by President Lecher. Steve Gauck provided a second, motion carried.

Farmer's Market

At the last meeting Mary Tapke asked the board to consider allowing a Farmer's Market. It was previously stated that we would need additional information before we could consider this request. Mary stated that they were looking to do two markets with one being the end of July and another the first part of August. She is currently looking into vendors and what types of items could be sold. Steve Gauck had previously provided information to Mary on the Greensburg Farmer's market and its requirements. A market master would be needed as well as more direction to be managed by a sub committee. At the time the board does not feel there is sufficient information to make a recommendation on approval. Additional parameters will need to be discussed and set before an approval can be completed; however, the board does like the idea. This request is tabled until further information is provided.

Set Asides

At last months meeting we transferred the set asides from the 2018/2019-budget cycle. The board of directors has determined we would like to move the funds at the start of the budget year (2019/2020). A request was made by President Lecher to move $92,500 for five set aside accounts from the First Financial account to Edward Jones. Carol Goodwin made a motion and seconded by Angel Hocker, motion carried.

Realtor for listing lake owned lots

At the last meeting a motion was made to speak with Realtors about listing some lake owned property that was purchased during a tax sale. Brittany presented the board with three quotes during the executive session due to the nature of the pricing. It was determined that the board would select Realtor #1 from the three quotes. Carol Goodwin made a motion and seconded by Bill Ryle. A roll call vote was called with the following members voting in favor of realtor/quote #1: Polly Fox, Steve Gauck, Shannon Gibbs, Carol Goodwin, Angel Hocker, Randy Ostendorf, Bill Ryle, and Doug Lecher. One member abstained from voting, Stephanie Peetz. Motion carried.

MANAGER'S REPORT

Brittany provided the following information on the 2019 annual billing:
Members – 696

Resigned members – 1
Non-members – 13
Triple memberships – 3
Trust non-member – 1
Double memberships – 21
Total members – 743

Out of the total billed for membership there is still $110,000 in outstanding dues/assessments. This was the first year the billing provided an option to donate additional funds. The association received $1,786.50 in additional funds.

Brittany stated that she attended the Indiana Lake Managers conference and learned a lot. She will be sharing some of that information in the Lake Life section of the Smoke Signals. This will include erosion control, silt and sedimentation, along with the boating impact on the water.

Heavy Trash will take place from May 4th – 12th during normal recycle center hours.

There will be a community clean up day to assist other members who have difficulties getting yard work completed. This will be May 4th from 9-Noon. If you know of someone in need of assistance please contact Brittany.

There being no further business, Shannon Gibbs moved to adjourn, seconded by Randy Ostendorf, motion carried. The next regular meeting will be held on May 8, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary