LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 10, 2025

President Knight called to order the August monthly board meeting of the Lake Santee Property Owners Association. Welcome to all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met on September 10, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Michael Dora, Polly Fox, Steve Gray, Aaron Fitzgerald, and Ryan King. Members in attendance were Chris Elmore (530), Karen Leisring (378), Tony & Connie Adelman (198), Greg & Annette Coffin (634), Mark Hirt (1107), Deb Foudray (1142), Deb & Scott Higinbotham (1338), Deb & Steve Yost (803), Lacy Hunt (912), Paul Gosnell (1147), Amy Ewing (157), Tom & Jodi DePalma (218), Joe Hooten (371), Donna Knight (108), Candace Robbins (361), Rick Crawford (1482).

President Knight called for a review of the minutes of the August 13, 2025 meeting. The minutes were approved on a motion by Polly Fox, seconded by Ryan King.

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:

Best Way Disposal	$	627.33	Lecher, John	$	203.00
Cardinal Pest Control	$	55.00	New Point Stone Co., Inc	$	1,072.34
Coffin, Gregory	$	240.00	Phoenix Refrigeration Inc	$	265.00
Colonial Life	$	291.96	Premier Companies	$	1,492.67
Crawford, Rick	$	35.00	R B S K	$	80.50
Elan Financial	$	3,429.26	Rumpke of Indiana LLC	$	1,475.49
Foudray, John	$	2,010.00	Stone's Farm Service	$	252.69
Harrison Sand & Gravel	$	13,911.50	Stone's NAPA, Inc.	$	76.89
Huber, Dominique	$	30.00	Telispire	$	105.00
Hughes, John	$	400.00	The Office Shop	$	108.06
Jackson's Nursery	$	288.90	Tops Home Center	$	382.25
Justus, Richard	$	193.31	Total	$	31,054.39
Laine Chemicals, LLC	$	3,243.71	*Bills Paid Prior*		
Lake Santee Booster Club	$	65.00	Holt, Rachel	$	1,200.00
Lake Santee RWWD	$	659.53	45RPM, LLC	$	3,000.00
Lamping, Eric	$	60.00	Pitney Bowes Bank Inc	$	314.99
			Total all Disbursements	**$**	**35,569.38**

Marina

Lake Santee RWWD	$	343.11	Lake Santee Property Owners Assoc	$	4,950.00
RBSK Partners PC	$	57.00	**Total all disbursements**	**$**	**5,350.11**

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

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments. Chris Elmore inquired if his wife could decorate the main and north entrances for the upcoming holidays. Connie Adelman said that was one of the projects planned by the women's group. Steve Knight stated this was something Chris's wife and the group could work on together. A motion was made to allow this by Ryan King and seconded by Aaron Fitzgerald, motion carried.

CORRESPONDENCE

- A member inquired about when members are allowed to ask questions/voice opinions on issues in the monthly board meeting. John explained that members are allowed to speak during member introductions and comments. Following that, members are permitted to sit and listen in. They are NOT permitted to participate or comment unless invited to do so by the Board. As mentioned in the last meeting, we are planning to offer an open member meeting every quarter to allow an open forum.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 12.5 – 3rd Reading

Current Rule

12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area.

Proposed Rule

12.5 A complete set of construction plans, including floor plans, exterior elevations, and a list of materials for foundation, siding and roofing shall be required for houses or house additions. Houses will not be approved without one or more of the following features: more than four corners, one or more roof valleys, dormers, or a covered porch of at least 100 square feet. No treehouse or freestanding, elevated structure shall be permitted in the Subdivision. The Building Committee will not approve two houses of similar exterior design in one area. **Contractors are required to provide a Certificate of Insurance with the following insurance requirements with the building permit:**

- **Insurance Requirements for General Contractors:**
  - **General Insurance: Minimum $1 million.**
  - **Worker's Compensation Insurance: Minimum $1 million each occurrence.**

Rationale

To require a standard of insurance for contractor work in the subdivision.

The third reading of the rule passed on a motion by Polly Fox and a second by Steve Gray.

Recreation – Steve Gray

The following recreation events occurred since the August 13th, 2025 LSPOA meeting:

- Bid Euchre – Every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The Darrell Peetz Memorial Car Show was held on August 23rd. Great turnout. There were 75 Cars and they were able to donate $1000 each to the Clarksburg Fire Dept. and Decatur County 4 Kid.
- A concert with Rachel Holt was held on August 23rd.
- The second Farmer's Market of the Summer was held on August 30th from 9:00 a.m. to noon
- A concert with Benjamin Lamping was held on August 30th.
- A concert with 45 RPM was held on August 30th.
- Back to Art is continuing through September. 46 Lake Santee Pups have painted with more reservations confirmed. Tree City Properties is donating $10 to Decatur County Animal Shelter for each Participant.

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- Movie Night (Despicable Me) with be held on Sept 27th at 8:00PM.
- A concert with the Belair's on Oct 11th at 7:00PM

Community Room Committee – Steve Gray

There were 6 rentals of the Community Room and no shelter rentals in the month of August.

Lakes & Beaches – Gina Julien

Nothing to report this month.

Membership – Polly Fox

We welcomed one new membership in the month of August:
Nathan & Suzie Shinkle - Lot 795

Marina – Polly Fox

The new fuel system has been installed. We are selling gas at the new pumps starting today, Wednesday, September 10. The pumps are labeled Regular and Non-Ethanol. The pumps at the dock require authorization before pumping and the land pump offers credit card at the pump. You can continue to pay inside especially if you wish to make additional purchases with your gasoline.

Both Lakeview Wellness and Lake Santee Marine Service have requested amendments to their lease provisions.

Marina Store

We will be requesting for anyone interested in leasing the Marina Store to submit proposals to the LSPOA office. We will accept those proposals at any time, but would like to have them in hand no later than October15, 2025.

Marina Shop

Lake Santee Marine Service is now offering Suzuki outboard engines. Call 812-527-2400 for details.

Lakeview Wellness (Marina House)

Lakeview Wellness is in the process of finalizing architectural plans for building renovations. The board will have final determination of all renovations to the Wellness Center.

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

Jack & Lisa Phipps	1363	House Addition & Detached Garage
Mike & Angela Walterman	1472	Attached Garage
Joellyn Hartley	1020	Ditch Tile
Matt Pierson	28	Concrete Driveway
Steve Twehues	118	Covered Boat Dock
Vicki Schrader	72	Shingles
Scott Monteith	556	Boat Dock

Clean Up – Craig Stilwell

The cleanup committee made a drive through the lake on August 28th and as a result several thank you, courtesy, and warning letters were sent. A lake side cleanup and shoreline stability audit is scheduled for September 24th and the results will be shared in the next board report.

Roads & Maintenance – Aaron Fitzgerald

General maintenance is ongoing.

Security – Ryan King

Nothing new to report this month.

OLD BUSINESS

- Long Range Planning Committee Update. Next meeting will be on September 16th.
- Boating Review – Open meeting September 24th at 6:30 in the community room. The LSPOA Board of Directors is hosting an open forum for member input on any boating subjects.

NEW BUSINESS

- Ryan King made a motion to transfer $174,466.00 funds from Edward Jones to LSPOA for set aside spends and Marina for gas pumps. Seconded by Michael Dora. Motion carried.
- Ryan King made a motion to approve the purchases of lots 1554, 480, & 1072 in the tax sale with the maximum bids as discussed in the Executive Session. Michael Dora seconded the motion. Motion carried.
- Polly Fox made a motion to Post for Full-Time Maintenance Worker. Aaron Fitzgerald seconded the motion. Motion carried.
- Polly Fox made a motion to freeze the lease of Lake Santee Marine Service at $1,800.00 for the duration of the lease. Motion died for a lack of a second. Ryan King made a motion to freeze the lease of the Marine Service Center at $1,800.00 with the stipulation the board gets a copy of the Marine Service Center's financial book of accounts. Seconded by Steve Gray. Motion carried.
- Polly Fox made a motion to amend the lease of Lakeview Wellness to $1.00 per year for 10 years. Michael Dora seconded the motion, motion carried.
- Michael Dora made a motion to approve the expenditure of up to $10,000.00 to mitigate the dredging spoils area to prepare for seeding. Ryan King seconded the motion. Motion carried.
- Motion by Ryan King and seconded by Polly Fox to make the Community Room available to the Decatur County Health Department to administer flu shots on September 27th. Motion carried.

MANAGER'S REPORT

An approved list of hunters will be hunting Canadian Geese during the following season: Nov 2-10.

We will be holding 3 budget meetings in the community room. Members are invited to attend to listen, but can't interrupt the directors. Members are welcome to reach out the John or any board member between meetings with any input.
Wednesday November 5th at 6:30 PM
Saturday November 15th at 9:00 AM
Saturday December 6th at 9:00 AM

I want to remind anyone that is purchasing a new boat to check with the office with the make and model to confirm the length is within our guidelines.

We will open the spillway valve in late October or early November depending on Mother Nature. Here are the Lake Level goals: 11/1 - 6" down, 11/8 – 18" down, 11/15 – 24" down, 11/29 – 36" down. Please plan accordingly for removing your boats.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary