LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
MAY 8, 2019

The Lake Santee Property Owners Association Board of Directors met on May 8, 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 Rick Crawford (1482) and Brittany Green (1294). Members present were Maurie Goodwin (894), Charlie Hocker (936), Ginger Ryle (579), Jane and Jerry Newburn (1370), Charm Seright (121), Paul Gosnell (1147), Clair & Nancy Fredrickson (348), Claude & Shirley Livesay (530), Kevin Choate (440 & 441), and Barbara Cripe (880)

President Lecher called for a review of the minutes of the April 10, 2019 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Polly Ann Fox, 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:

Acra Auto	$ 405.04	MetLife	$ 925.74
Ashley Machine Co	$ 154.75	Dan Mobley	$ 500.00
Cardinal Pest Control	$ 45.00	Murphy Insurance	$ 6,463.00
Cardmember Service	$1,539.51	OEM Diesel	$ 3,313.93
Colonial Life	$ 101.54	Premier Companies	$ 1,331.96
Rick Crawford	$ 35.00	Solutions Bookkeeping	$ 95.00
ETC	$1,194.83	Stone's Farm Service	$ 1,098.45
Brittany Green	$ 189.55	Stone's Napa	$ 32.91
Greensburg Tool &Supply	$ 483.21	Summit Microsystems	$ 50.00
Hoeing Supply	$ 394.45	Tops Home Center	$ 129.33
Hountz Concrete	$ 115.00	Wickens & Wickens	$ 901.67
LSRWWD	$ 442.57	TOTAL	$19,942.44

Bills Paid Prior to Meeting

Decatur County Recorder	$ 25.00	Decatur Co. REMC	$ 1,488.93
Greensburg Tool & Supply	$ 73.03	Purchase Power	$ 188.99
Vinyl Solutions Unlimited	$ 126.29	**TOTAL DISBURSEMENTS**	$21,844.68

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Steve Gauck, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Jane Newburn with 10C Youth asked to revise her current approval on the use of the main beach area on Tuesday's in June/July from 10AM – 12PM. In addition to her current approval she asked for the use of the picnic tables just outside of the community room to allow the kids to play board games and/or cards for those with physical limitations. She also wanted permission to place a small reserved sign on the tennis/basketball courts.
    - Shannon stated she would address this in the Recreation Committee report.
- A member in the audience asked where the Board/Management stood on current projects, if a visual management system was in place, where the vision and mission statements were located.
    - President Lecher and Polly Fox responded that we do have a long-range plan in place. We try to provide as much information to the membership and continue to do the best we can.
- A member in the audience thanked the board for all of their hard work.
- A member in the audience asked when the contract mowers would start mowing the unimproved lots. He also asked if the board would consider moving the final mowing to later in the year such as September.
    - It was stated that lots must be mowed no later than May 16th with the last mowing requirement currently being August 16th.
- Charm Seright spoke on behalf of Friends of Wildlife. She stated that they are looking to publish a calendar and Paul Gosnell will be assisting them. The calendar will consist of photos of nature and wildlife at Lake Santee. The calendars will go on sale at the July 6th celebration. The cost will be $5 and the funds will go to assist with creating and restoring wildlife habitat at Lake Santee.
- Charm also stated she was disappointed when she read in the last Smoke Signals that the request to place a beehive in the pollinator habitat was turned down and asked for further clarification from the board as to why. She also added that a beehive near the pollinator habitat would be great for the habitat itself. It was stated that the honey would have had the potential for profit, which would

essentially be derived from association owned property. Charm understood and offered her assistance in finding uses for any honey that was produced if the hive did well (not every hive produces large amounts).
    - Brittany added that she had an additional conversation with the beekeeper and would provide that information to the board to see if a solution could be reached.
- Rick Crawford (Security Chief) stated they are currently looking for additional personnel to help fill in when people are off. Please apply at the office. He also added that we are still in need of Beach/Gate Guards.

CORRESPONDENCE

Brittany stated that the office received notification of a property in the subdivision being placed on Sherriff Sale May 28th.

Brittany also stated she received a request from Dr. Peter Schubert (current member) in regards to a project on soil remediation. The project would remove the impurities in the soil to allow for reusable energy. With the request he asked for 105 gallons of soil to be used in testing. It was noted the soil requested would come from the pile (hilled area) at the recycle center. Polly Fox made a motion to allow no more than 105 gallons of soil to be donated to the project with Angel Hocker providing a second, motion carried. Brittany did add that Lake Santee would be mentioned as a donor in the final research write-up.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol started her report by doing the 3rd and final reading on 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. Steve Gauck seconded the motion, motion carried.

Carol then went on to say that she has received a lot of requests this year and have taken them to her appropriate committees for review. She then went on to do a first reading of rule 4.1 with proposed changes and added rule 4.1 B.

4.1 Only one boat of each type available is allowed on the lake per membership. For example: only one speed, pontoon, sail, bass, and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, paddleboat, raft, etc. The length of speed, deck, bass and fishing boats shall not exceed 20 feet. ~~Deck boats are not to exceed 22.5 feet.~~ Pontoon boats are not to exceed 28 feet. No watercraft with sleeping or on-board toilet facilities will be permitted. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet in length and under.

a) Paddle boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to six paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.
b) Any deck boat measuring up to 22.5 feet that has a valid title on file in the LSPOA office before June 15, 2019 shall be grandfathered against the rule stating the length for deck boats. Such deck boats may be transferred to any other member in good standing and considered grandfathered for the duration of the life of the boat or while a valid title is on file at the office and properly stickered each year. Any transfer of ownership must be documented properly with the office at time of sale. If a boat goes unstickered for a year it will no longer be grandfathered by this rule.

After reading the rule Carol then asked for a motion to amend rule 4.1 and add 4.1B as read. Polly Ann Fox seconded the motion, motion carried. The rule will be presented for a second reading at the June 12th meeting.

Carol read a first reading of rules 11.12 and 11.15. This would amend 11.12 and 11.15 would be a new rule.

Property
11.12 No person shall store in open view any motor vehicle, boat, or trailer which is incomplete, inoperable or in the case of motor vehicles are not operated on a regular basis. Any vehicle or trailer that has an expired license plate two years outdated or more must be removed from the members property. Any boat that has an expired sticker more than two years old must be removed from the members property.

Property
11.15 Any lawn mower or other outdoor equipment that is inoperable for more than three months must be stored inside an approved structure or removed from the members property. All lawn mowers or other outdoor equipment in working order and kept outdoors must be stored in an orderly manner.

Carol asked for a motion to approve rule 11.12 and 11.15 as read, Bill Ryle seconded the motion, motion carried. These rules will be presented for a second reading at the June 12th meeting.

A member in the audience asked for clarification on the definition of an orderly manner as mentioned in the proposal of rule 11.15. Steve Gauck and Carol Goodwin both provided further clarification – no debris, easily accessible, and in a clean manner.

Another member in the audience asked if Carol would consider publishing all requests she has received. Carol stated since she requires all suggestions to be placed in writing she could go back and compile a list of what has been requested this year. She stated that fencing has been a big topic recently as we currently only allow a fence up to 48 inches. She did remind everyone she does consider all requests and tries to accommodate as many as possible.

Recreation – Shannon Gibbs
Shannon started by saying the Easter Egg Hunt was a success. Although we had snowflakes and it was very wet the kids had a blast collecting eggs. The rain did seem to stop long enough for the kids to collect the eggs - no egg was left behind. She thanked those who made it a success. She stated that Miss Tree City and Jr. Miss Tree City were in attendance for the hunt. Carol was gracious enough to pick up the prizes for next year.

Bands have been lined up for the summer with Dan Mobley kicking things off on Saturday May 25th at 7PM in the amphitheater. The exercise program will be moving to 10:00 – 10:45 in June.

During the member introductions Jane Newburn asked to revise her request that was approved at the March meeting for her 10C Youth camp in June/July. She asked for the use of the picnic tables near the community room and also to place a reserved sign on the tennis and basketball courts for Tuesday's and Thursdays in June and July from 10AM – 12PM. Shannon asked for a motion to accept Jane's request allowing for the use of the picnic tables and to place a sign reserving the tennis and basketball courts from 10-12 on Tuesday's in June and July. Randy Ostendorf seconded the motion, motion carried.

Lakes & Beaches – Randy Ostendorf
Randy stated that the three docks ordered for lake access areas have arrived and will be placed soon. The bathroom doors at the main beach have been replaced. The boards on the diving dock will also be replaced soon. An area at the main beach has been flagged for the location of the new playground equipment being donated by the Lake Santee Booster Club. The area at the east beach will be flagged later this week. The equipment should start arriving over the next few weeks with our maintenance crew completing the installation.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 905 Dave & Tammy Fisk
- Lot 442 Tony Branstutter

Community Room Committee – Angel Hocker
Angel stated the usual monthly activities took place.

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

• Lot 851	Gina Julien	Dock	Approved
• Lot 7	Robert Ross	Roof	Approved
• Lot 1417-1418	Albert Day	Ditch/Culvert	Approved
• Lot 1032	Tom & Paula Davis	Detached Garage	Approved
• Lot 1340	Deena Alton	Deck, Garage	Approved
• Lot 626	Wilbert & Teresa Nall	Pool	Approved
• Lot 1318	Greg & Leslie Yazel	Driveway Culvert	Approved
• Lot 108	Steve Knight	Detached Garage	Approved
• Lot 880	Barbara Cripe	Home Addition	Approved
• Lot 466-467	Chad & Amy Dehaven	Home	Pending

- Lot 1251 Larry Geis Roof Replacement Approved

Clean Up – Steve Gauck
Steve stated that courtesy letters are going out to members. There are some fines in place. Overall everyone is doing a great job with keeping the properties clean. Very soon the committee will be doing another lake tour and will also include a tour via water.

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

- New stone on almost all gravel roads – this is a better quality stone, which allows for it to be graded easier.
- 2.37 miles of Santee Drive was paved – It looks great!
- Replaced bathroom doors at the main beach
- Mowing is in full swing
- Continuing to work on ditches and drainage issues

Polly also added that one of the part time people for summer would be starting next week. Once the playground equipment arrives the maintenance crew will begin installation.

Polly is currently working on getting quotes for improvements on the recreation courts at the main beach area. If you have any suggestions on what you would like to see Polly asked that you email her. She stated they are looking at possibly putting in a pickle ball court. She is looking at lots of options but does not have a rough idea on pricing just yet. These quotes can be used for next year during the budget process.

Polly said although she is looking at quotes to greatly improve the recreation courts we need to do some repairs in the mean time. She stated one of the backboards for the basketball goal is cracked and needs replaced along with replacing the netting behind the basketball goals. Polly asked for a motion to spend up to $2,790 to replace both basketball goals and up to $775 to replace the netting. Steve Gauck seconded the motion, motion carried.

Polly said within the next two weeks herself; Brandon, and Brittany will be sitting down to work on a five to six year plan for the roads. This will also include a summary of what has been completed in the past.

A member in the audience asked when maintenance would be going through and adding gravel along the new stretch of pavement. Polly said maintenance is currently working on this and will have it completed in the next few weeks. They started putting additional gravel at the intersections and will then work on the shoulders.

Security – Bill Ryle
Bill stated that the security boat is back and will be in the water soon. He urged everyone to be cautious of your speed when driving around the subdivision. On the water, please use common sense and be courteous to everyone in regards to the noise level. Please call Security with any issues.

A member in the audience asked what Security's typical hours are with President Lecher responding that the hours vary daily with being on the road vs. on call hours.

OLD BUSINESS
Farmers Market – President Lecher stated that Mary Tapke was not able to attend the meeting, however, she provided some details to Doug in advance. He stated Mary Tapke would act as the Market Master and would adopt the current Greensburg Farmers Market contract for vendors in regards to food safety and other requirements. President Lecher asked for a motion to allow Mary to proceed with forming the Farmers Market with the understanding she is adopting the current practices of the Greensburg Farmers Market. The markets for 2019 would take place on July 27th and August 31st as a trial for this year to see if it is successful. Carol made a motion to accept the proposal as President Lecher stated with Angel Hocker providing a second, motion carried.

NEW BUSINESS
Self Sustaining Community – President Lecher stated he had been approached by a member asking if the LSPOA or District board had ever thought about pursuing solar/hydro power or any additional ways to have more self sustaining modes of operation. The member is currently working with groups in Oldenburg as they are considering steps to take to implement methods that provide more self-sustaining power, etc. The projects in Oldenburg are the beginning of a multi year process. The member has volunteered to chair a committee at the lake to just take a very high level look at a few areas to see if we could benefit.

County Commissioners – At the previous meeting a member asked if the board of directors had considered getting more involved with the County Commissioners. President Lecher stated that he is suggesting a possible Q&A if the Commissioners would be willing. This would be a separate time from the board meeting.

MANAGER'S REPORT
Brittany started her report by stating Michelle in the office has given her notice on the Administration Specialist position. The position has been posted and so far 93 resumes/applications have been received. We are also still looking for summer help to include Beach/Gate Guards along with maintenance.

Brittany provided the audience with some brief updates on the following projects:

- Drainage issues
- Road quality
- Road maintainer being used to help with potholes and to reclaim portions of the gravel roads
- Milled roads are not holding up and potholes are being filled with gravel
- Working to build up the gravel roads more
- Ditch issues – still more to address
- Water quality and sediment issues in the lake – check out Lake Life in the Smoke Signals for more details on water quality.
- Silt & Sediment committee will be meeting next week
- Salt Creek Watershed will be holding a meeting/educational workshop on June 17th at 6PM – see Smoke Signals for more details. Paul Gosnell added that you could sign up to receive a rain barrel.

Brittany stated that she had completed a poll with member feedback in regards to the Recycle Center. She asked the board to consider changing the current Thursday hours 4:00 – 6:30 to be 5:00 – 7:30 during the summer months. This would be on Thursday's only. Carol Goodwin made a motion to accept the updated summer hours, Angel Hocker provided a second, motion carried.

Recycle Center - Adjusted Summer Hours
5:00 – 7:30PM (Thursday)

There being no further business, Carol Goodwin moved to adjourn, seconded by Shannon Gibbs, motion carried. The next regular meeting will be held on June 12, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary