LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 8, 2021

The Lake Santee Property Owners Association Board of Directors met on December 8, 2021 in the Community Room. Vice President Andy Laudick presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Steve Knight (via phone). Employees present were John Lecher and Rick Crawford. Members present were Nancy Fredrickson, Connie and Tony Adelman, Jim Bryant, Debra Haboush, Bob Kasee, Stephanie Schene, Kathy Winzenread, Brad and Jennifer Hanna, Shannon Gibbs, Dick Veach, John and Lacy Hunt, Vicki and Ron Wilson, Maurie and Carol Goodwin, John Silcox, Dave Julien.

Vice President Laudick called for a review of the minutes of the November 10, 2021 meeting. The minutes were approved on a motion by Mike, seconded by Ryan.

Nathan Walsman gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Nathan then presented the following bills to the Board for approval:

Alerding CPA Group	$	1,455.00	LSPOA – Petty Cash	$	185.72
Best Way Disposal	$	1,480.18	New Point Stone	$	1,285.86
Cardinal Pest Control	$	45.00	Premier Companies	$	1,743.12
Cardmember Service	$	197.06	Stone's Napa, Inc.	$	30.46
Colonial Life	$	149.62	Summit	$	100.00
Crawford, Rick	$	35.00	Telespire	$	134.00
Deb's Cleaning Service	$	56.00	The Office Shop	$	27.53
Dec Co REMC	$	1,377.24	Tops Home Center	$	18.05
Eads Murray & Pugh	$	1,130.00	Wallpe's Feed & Supply	$	2,000.00
Greensburg Dec Chamb	$	130.00	*Paid Prior*		
Greensburg Tool & Sup	$	32.10	Harland Clarke	$	304.82
Harrison Sand & Gravel	$	603.11	IN Dept of Revenue	$	9,449.00
JS McCullough Excavat	$	49,710.00	Murphy Insurance	$	7,154.00
L & L Adventures, Inc.	$	20.00	Purchase Power	$	641.98
Lake Santee RWWD	$	550.75	Trade & Industrial Supply	$	235.40
Lecher Farm Service	$	385.17			
Lecher, John	$	632.83	**Total all Disbursements**	**$**	81,299.00

After presentation, the bills were approved for payment on a motion by Gina, seconded by Mike.

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.

- A member stated she thought the Women's Club did a lovely job with the community room decorations and that the room will be a great asset over the next month.

- A member asked a question on whether snow mobiles required a Lake Santee permit and stated this could be another source of revenue. John mentioned he will follow up on previous board decisions. The member also questioned if the homes at the entrance were spec homes. John stated the homes were not spec homes.
- A member asked if there is a current policy for spec homes and John stated that there is not. John stated that builders have been buying lots but the lots/homes have had a buyer prior to building except for one.

CORRESPONDENCE

- A member emailed as a follow up to the marina proposal. They are in agreement with Mike's proposal with the understanding that modifications need to be made for the space need for parking and space to operate a sustainable marina. They suggest the LSPOA purchase 2 lots to make it work. They are not in favor of a comprehensive study on the LSPOA buying/running the entire marina. That opportunity has come and gone. They believe members would have been better served having the comprehensive study commissioned years ago. Gas pump services are critical and need to be more hours than proposed. Steve Knight agreed that the marina services are important. He gave the commitment that we will carefully consider every opportunity with due diligence and will make the best decision that provides marina services for now and the long term.
- A member emailed after reviewing the information on the marina proposal. They believe that subdividing would be a huge mistake. When it is gone, it is gone. They want the LSPOA to buy the marina and either run it or lease it. Instead of a flat rate, they suggested it be based on property value or a combination of $500 flat rate and a percentage pf property value.
- 6 other members corresponded with pleasure that the Board decided to pause on the marina proposal for further evaluation and/or modification.
- A member emailed requesting we send out notifications to members about blowing leaves into the lake. The reminders have been posted on Facebook and in the Smoke Signals.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

3rd Reading

Current Rule: 2.9 a) Motorized Carts. As used in this rule "motorized cart" means any conveyance that is motor driven by gas or electricity, and is used to carry passengers or cargo, and that is smaller than normal road type vehicles such as cars or trucks. Motorized carts may be characterized as golf carts or utility carts. Operators of motorized carts must hold a valid driver's license or valid learners permit and accompanied by a licensed driver 18 years of age or older.

Proposed Rule: 2.9 a) Motorized Carts. As used in this rule "motorized cart" means any conveyance that is motor driven by gas or electricity, and is used to carry passengers or cargo, and that is smaller than normal road type vehicles such as cars or trucks. Motorized carts may be characterized as golf carts**,** ~~or~~ utility carts**, UTVs, side by sides, etc. Motorized carts which are permitted to drive on the county roads are included in this rule, except if they have been issued a valid license plate by the IN BMV.** Operators of motorized carts must hold a valid driver's license or valid learners permit and accompanied by a licensed driver 18 years of age or older.

Rationale: To clarify that UTVs and side by sides follow "Motorized Carts" category for safety reasons.

A member suggested the Association should require liability insurance for Motorized Carts. Another member pointed out the Rule 2.2 requires proof of financial responsibility or liability insurance on all vehicles including motorized carts.

Gina made a motion to accept the 3rd reading, Billy seconded the motion and motion passed.

2nd Reading:

Current Rule: 1.16 No individual, husband and wife or qualified trust shall be eligible for membership in the Association unless they have equitable or beneficial interests of property rights in a minimum of one full lot as platted in the Subdivision. Joint ownership is acceptable. Partial lots may not be combined to meet the requirement.

Proposed Rule: 1.16 No **property owner** ~~individual, husband and wife or qualified trust~~ shall be eligible for membership in the Association unless they have equitable or beneficial interests of property rights in a minimum of one full lot as platted in the Subdivision. Joint ownership is acceptable. Partial lots may not be combined to meet the requirement.

Rationale: Aligns with the Amended By-Laws.

Nathan made a motion to accept the 2nd reading, Ryan seconded the motion and the motion passed.
Gina made motion to read and accept a 3rd reading, Ryan seconded the motion and the motion passed.

1st Reading

Current Rule: 11.7 All lots must be mowed and properly maintained. Lots must be mowed not later than May 16 for the first mowing, July 1 for the second mowing and August 16 for the third mowing. Lots not mowed by the owner will be mowed by the Association and the property owner will be billed for services at a rate determined annually by the Board of Directors. Failure to pay mowing bills may result in a lien being filed on that lot, and will affect membership status.

Proposed Rule: 11.7 All lots must be mowed and properly maintained. Lots must be mowed not later than May 16 for the first mowing, July 1 for the second mowing and August ~~16~~ **26** for the third mowing. Lots ~~not mowed by the owner~~ **with 10" of grass and/or weeds** will be mowed by the Association and the property owner will be billed for services at a rate determined annually by the Board of Directors. Failure to pay mowing bills may result in a lien being filed on that lot, and will affect membership status.

Rationale: Moving the date back will leave the grass shorter going into the winter. The contract with the mowing contractor states 10" of growth, but not in the rule.

Ryan made a motion to accept the first reading, Mike seconded the motion and the motion passed.

1st Reading

Current Rule: 13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Proposed Rule: 13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened **or closed** at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Rationale: Adding "or closed" will allow the Board to close the gate early for dredging or other LSPOA/LSRWWD needs.

Member asked if there was any drawback to leaving the lake higher this year and thought it was nice to have the lake higher during the late fall this year to take advantage of nicer weather. John stated the board will consider.

Nathan made a motion to accept the 1st reading, Gina seconded the motion and the motion passed.

1st Reading:

Proposed Rule: 1.18 Any person that is required to register as a sex offender or violent predator on any Sexual Offender or Violent Predator Registry is excluded from membership privileges which include but are not limited to voting rights, the use of any LSPOA owned property, lake, beaches, access areas, picnic and recreation facilities, as well as the roadways owned by the association except, they shall not be denied the use of the roadway to gain access to their own property. The individual is also prohibited from participating as a guest of any member who is utilizing any lake membership privileges.

Rationale: Prohibit sex offenders from access to the public.

Mike made a motion to accept the 1st reading, Gina seconded the motion and the motion passed.

Recreation – Mary Tapke
In Mary's absence, Andy gave the following report:

- Christmas decorations contest planned for December 11th around 8pm
- Breakfast with Santa planned for December 18th in the Community Room 9-11am

Lakes & Beaches – Gina Julien
Gina provided the following report:

1. The dam spillway valve was opened on November 12 to begin lowering the lake. As of yesterday, the lake is down 40". Weather permitting, we are aiming to lower the lake by 48" by this weekend.

Please complete your shoreline and dock work as soon as possible; we will begin closing the valve earlier in the spring to complete dredging work in Pirates Cove and private dredging.

2. The Bass Fishing Tournament group (USA Bassin' Division 47 Lake Santee) submitted their proposed 2022 schedule for board approval. The tournaments will be held on Sunday mornings and are scheduled to conclude before the lake becomes busier in the afternoon periods. The tournaments will be conducted in the same format as last year. The proposed dates are:

SUNDAY APRIL 10, 2022	7:00 AM
SUNDAY MAY 22, 2022	6:30 AM
SUNDAY JUNE 19, 2022	6:00 AM
SUNDAY JULY 24, 2022	6:00 AM
SUNDAY AUGUST 21, 2022	6:30 AM
SUNDAY SEPTEMBER 25, 2022	7:00 AM

Gina made a motion to accept the above fishing tournament schedule, Billy seconded the motion and the motion passed.

3. We are meeting with FPBH on December 13 to review the engineering survey report findings and the North end mitigation recommendations. This information will be provided to the membership in January.

Member asked if we are discussing with the bass fishermen about keeping their boats clean to avoid bringing in invasive species. Gina said the bass club is discussing keeping boats clean prior to launching. Member stated to visit the website of Sweetwater Lake for preventative measures that have been put in place.

Membership

We had no new members to report in November.

Community Room Committee

There were no community room rentals in November.

Building Committee – Ryan King

The following building permits were issued in November:

• Jim & Debbie Kleiser	528	Boat Dock
• Michael & Patricia Crull	565	Boat Dock
• Theodore & Tammy Lowder	1591-1593	House
• Philip & Michele Rueve	932	Deck & Sunroom
• Jim & Nancy Schutte	557	Seawall
• Rebecca Kilby	1452	House

Clean Up – Ryan King

- 34 lots on Clean Up Review list
- No new letters sent this month
- 1 Building Permit violation was issued
- 2 Clean up violations were issued
- The clean-up committee will be doing a clean-up round after the holidays

Roads & Maintenance – Bill Ryle

After a drive around the lake, the roads seem to be in good shape. There were some speed bumps repaired due to heavy truck traffic.

As a reminder, blowing leaves in the lake is not permitted. Please let your landscape service know.

Security – Mike Manlick

Nothing to report this month

OLD BUSINESS

No old business to discuss

NEW BUSINESS

- Andy stated that Stephanie Peetz has resigned from the board leaving a vacancy for the remainder of her term ending in 2022. Nathan made a motion for the board to appoint the individual that received the next highest amount of votes in the previous election and therefore appoint Shannon Gibbs to serve the remainder of the term. Mike seconded the motion and the motion passed.
- Myla's Mission for Sturge-Weber Awareness 5K – May 21, 2022. There will be a lunch, silent auction, 5k run, and then a UTV ride. Nathan motion to approve the event but stated our response to them should state the UTVs should meet at the community room parking lot and the UTV ride should happen outside of Lake Santee property to reduce traffic during the golf cart ride. Mike seconded the motion and the motion passed.
- Marina Committee. A resolution to form a committee with the primary objective to review potential options for the Marina property, and to estimate expenses and income based on feasible services that could be offered by the LSPOA. This may include information such as estimated start-up costs, monthly and yearly expenses, staffing needs, as well as expected set asides required for equipment purchases and building repairs. Ryan made a motion to accept the resolution, Billy seconded the motion, Mike abstained from voting and the motion passed.

MANAGER'S REPORT

- I would like to thank Stephanie Peetz for her years of service on the Board of Directors. Best wishes to her.

- Request to transfer $50,000 from checking to Money Market and $68,000 from checking to Edward Jones set aside and allocate as discussed in the Executive session. Gina made a motion to approve, Mike seconded the motion and the motion passed.
- Request to hire Brayden Laudick to help with tree clean-up. Gina made a motion to accept, Ryan seconded the motion and the motion passed.
- A letter to membership went out Monday announcing a long-term program to address silt/sediment & dredging. There will be informational meetings in January on the details and costs for the program. I want to thank the Board of Directors and the Lakes & Beaches Committee under the direction of Gina Julien for initiating the FPBH study to get the information needed to develop a program. Additionally, I applaud the Board for taking the fiscal responsibility to start the funding portion of the program by increasing dues and assessments in 2022 by $240. The various Boards over the last 15 years since the 2006 JF New report have been discussing possible solutions but never got to the implementation stage. I am excited to be a part of this process and look forward to getting all the details of the program to the community. We will now play a video to introduce this program.

There being no further business, Gina moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on January 12, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the January 12, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary