LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 14th, 2021

The Lake Santee Property Owners Association Board of Directors met on April 14th, 2021 in the Community Room. President Carol Goodwin presided and called the meeting to order at 7:30 PM. Other Directors present were Shannon Gibbs, Stephanie Peetz, Steve Knight, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Andy Laudick. Members present were Nancy Fredrickson (348), Ginger Ryle (579), Paul Gosnell (1147), Polly Fox (881), Bob & Karen Kasee (760), Donna Knight (108), Tom & Jodi DePalma (218), Dave Julien (851), Nathan & Beth Walsman (1568), Jim & Gayle Bryant (599), & Mary Tapke (284). Employees present were Rick Crawford (1482) and John Lecher.

President Goodwin called for a review of the minutes of the March 10, 2021 meeting. The minutes were approved on a motion by Shannon Gibbs, seconded by Gina Julien, motion carried.

Stephanie Peetz gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review.

Stephanie then presented the following bills to the Board for approval:

Best Way Disposal	$	1,369.39	New Point Stone	$	410.37
Cardinal Pest Control	$	45.00	Premier Companies	$	358.09
Cardmember Service	$	1,093.59	R B S K	$	32.50
Colonial Life	$	149.62	Stone's Farm Service	$	1,351.71
Crawford, Rick	$	35.00	Stone's Napa, Inc.	$	15.49
Dec Co REMC	$	1,363.41	Summit Microsystems	$	50.00
Dec Co Treasurer	$	3,257.30	The Office Shop	$	30.41
G P C	$	985.84	Top Notch Tool & Engineering	$	98.00
JS McCullough Excavating	$	22,750.00	Tops Home Center	$	719.05
Lake Santee RWWD	$	547.22	W.A. Jones Equipment	$	650.01
Lecher, John	$	1,106.77	Total	$	36,418.67

Bills Paid Prior					
Aquatic Control	$	4,213.87	Murphys Ins. Agency	$	194.00
Aquatic Control	$	38,307.85	Sean Lamb	$	100.00
Best Way Disposal	$	1,116.29	*Total Prior*	$	51,669.30
IDNR-Div of Water	$	200.00	**Total All Disbursements**	**$**	**88,087.97**
Enneking's Auto Body	$	7,537.29			

After presentation, the bills were approved for payment on a motion by Shannon Gibbs, seconded by Steve Knight, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments. There were no comments by the membership.

CORRESPONDENCE

- 3/10 A member made a building request for a Lake Mat. The Building Committee and the Rules Committee discussed the request and ultimately agreed not to approve the request to stay consistent with Land Restriction 6.
- 3/24 A member made three requests for the Board to consider. The first, to form a cleanup group to clear trash from the road ditches from Jackson's Nursery to the entrance of the lake. The second is to form a Classic Car Club. The third is to coordinate a group purchase of American flags at discounted prices so that members can fly an American flag at their homes. John informed the member that the Board would review the request.
    - President Goodwin stated the Board does not form the clubs, however, if anyone would be interested John can pass along the information to the interested individual.
- 3/29 A member made a request for the Board to install an ADA compliant floating dock at Lake Access lot 1582 to launch kayaks. John informed the member that the Board would review the request.
    - President Goodwin stated she would get with the Attorney to determine if this would be an option.

COMMITTEE REPORTS

Rules & Regulations – Shannon Gibbs

Shannon presented the following two rules for a third reading.

Quiet Time

Current Rule:

- 13.14 Quiet time on Friday & Saturday nights shall begin at 12 am (midnight) and Sunday through Thursday nights shall begin at 10 pm.

Proposed Update:

- 13.14 Quiet time on Friday and Saturday nights shall begin at 12 am (midnight) and Sunday through Thursday nights shall begin at 10 pm. Quiet time shall end at 7:00 am.

Rationale:

- Security or the Office will receive complaints from time to time about someone mowing their lawn, working on a loud engine or otherwise being particularly noisy early in the morning. Since the current rule does not specify when quiet hours end, the staff and the members do not know when it is acceptable to start these activities. The intent is to clarify for everyone.

Shannon then asked the audience if there were any questions or concerns with the proposed update. With having no comments Shannon then asked to accept the third and final reading with Steve Knight providing a second, motion carried.

Shannon then read the current version of rule 13.11 along with the proposed update and rationale behind the change.

Trash

Current Rule:

- 13.11 A disposal site for household trash and recyclables is provided by the Association. Door to door pick-up of trash is prohibited.

Proposed Update:

- 13.11 A disposal site for household trash and recyclables is provided by the Association. Door to door pick-up of trash is prohibited. A list of approved recyclables will be published. Trash must be in a POA-approved trash bag.

Rationale:

- The list of acceptable recyclables is set by our trash vendor. We already publish this information but wanted to document this process in the rules.
- The POA trash service is paid for by those who use it through the purchase of trash bags. This practice has been in place for many years, this is just formalizing it in the rules for new members.

Shannon then asked the audience if there were any questions or concerns with the proposed update. A member did ask in regards to the Recycle Center as they occasionally receive information from Best Way about Lake Santee being a county recycle center. Shannon stated that since Decatur County does currently provide this service at no charge to our community they are able to advertise this as a county center. Shannon did go on to say that the importance of maintaining our center and being good stewards to the community by following the recycling rules has allowed us to keep the recycle option unlike other small communities within the county.

Shannon then asked to accept the third and final reading with Mike Manlick providing a second, motion carried.

Recreation – Steve Knight

Steve started by saying he has provided the Directors with a current copy of the Recreation Calendar for 2021 and would also provide Paul Gosnell a copy to be included in the Smoke Signals. He stated there would be seven bands to perform with various types of music. In preparation for the annual July 4th Celebration Steve wanted to discuss having various exhibitors to provide some educational information as a community service. He has spoken with Decatur County Memorial Hospital (provide health screenings) and Decatur County REMC (provide live wire trailer) and possibly Aquatic Control on all having a small exhibit that day. Overall the Directors felt this was acceptable as long as he ensured they followed the no solicitation guidelines. President Goodwin stated she would work with Steve in preparing the guidelines necessary to ensure no solicitation. Steve then asked for a motion to approve exhibitors at the celebration with Mike Manlick providing a second, motion carried.

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

Dredging
After meeting with several contractors, we selected JS McCullough Excavating LLC out of Coatesville, Indiana to initiate dredging at our lake this summer. As previously mentioned, this year we will have the last cove to the west of the fishing cove dredged. The process of removing approximately 3,600 cubic yards of silt/sediment from this cove will take approximately 8 to 10 days. The contractor will begin in the July-August timeframe. Check out their website at: https://mcculloughexcavating.com for a video example of their silt removal and dredging process which is done mechanically with an excavator on a large 80-yard tub barge.

Private dredging around your shoreline or dock (at your expense) can be arranged with this contractor while they are at our lake. Details to follow.

Aquatic Plantings
In an on-going effort to identify ways to help increase the health of our lake, the Lakes & Beaches Committee, the Lake Manager and Gina met with the aquatic plant management expert from Aquatic Control at our lake on March 13. By adding aquatic plants to various areas of our lake, they can absorb nutrients such as phosphorus and nitrogen before nuisance algae can utilize them, they can provide important habitats and a food source for fish and wildlife, can positively influence oxygen supply in the water and can provide lake bank stabilization.

They reviewed numerous inlets and shorelines for recommendations on appropriate areas to include plants. Upon inspection of the areas, the recommendation was to start our initial plantings at the shoreline and into the cove area at lot 288. 1,000+ plants will be ordered for this area and installation will begin mid-May or before. **These plants will need to be undisturbed so that they can establish new roots and be fully anchored. We will have a buoyed cable installed and will post "NO BOATING/FISHING" signs in this area.** Over the next several years, we will look for other POA sites for additional plantings.

If you would like to have plants installed around your shoreline, please contact Gina (ginaljulien@gmail.com) who can send an order sheet to you that includes plant names, prices, and installation fee. Shannon asked what makes a good area for plantings and Gina stated a relatively shallow area 2-2.5 feet is ideal.

Gina made a motion to approve $4,077.94 for Aquatic Control plantings to be paid out of the Lake & Beaches budget, erosion control account with Ryan King providing a second, motion carried.

Aquatic Control algae treatment schedule is as follows:

- April 13

- May 18
- June 15
- July 13
- August 16
- September 13

The first algae treatment was completed yesterday (April 13th). Prior to each application a sample of water is taken and analyzed for algae content. Yesterday's sample revealed very low densities of species, which are not problematic for our lake.

Lake Santee Bass Tournament – April 18
Important information for members fishing in the Lake Santee Bass Tournament this Sunday, April 18 – sent by Chip and Lisa Ayers:

Due to the continued low water level of Lake Santee, we will be relocating both the take-off and the weigh-in to the Lake Santee Marina. We would like to thank Greg and Cara Geis for allowing us to utilize their property and docks for this event. When teams arrive, they should immediately launch their boats and proceed to one of the several floating docks in the area. Once the team's boat is secured, please come to the registration area and enter the event. Upon doing so, a tournament official will conduct a live well check. The pretournament meeting will be conducted on the water at 6:30 a.m., as part of the corona virus protocol. This meeting will take place in the cove adjacent to the dam spillway. All entries must be completed prior to the pretournament meeting. The weigh-in will also be held in the marina area. Teams may utilize the numerous docks in the area or, for this event only, we will permit a trailered weigh-in. Please exercise social distancing and optional masks during the weigh-in process as part of the continued corona virus protocol. When docking at the marina, please take care in not blocking the gas pump area of the large wooden dock. Please exercise patience during both the pretournament time period and the weigh-in procedure. Please follow the "Lake Santee Bass Tournaments" FB page for any further updates.

Cove Names
Gina stated we received about 15 additional forms for suggestions for cove names this month. The deadline for cove name suggestion submissions is May 5. Once all submissions have been reviewed, we will vote on cove names.

Thank you
Thank you to Paul Gosnell for capturing and posting all the pictures of the shot rock being placed at the dam and the repair and extension of the boat ramp. The pictures posted in the Smoke Signals really helped to illustrate some of the work that is being done at the lake.

Membership – Andy Laudick
Andy presented the following new members:
- Lot 1649 Leroy Kemp, Jr.
- Lot 1453 Tammi Jayne Pearcy

- Lot 1211 Frank & Cindy Puckett
- Lot 293 Andrew & Judy Wingham

Community Room Committee – Andy Laudick
Andy thanked everyone for the help with the Easter Parade as it provided a fun alternative to our normal egg hunt. The weather turned out great and he appreciated all of the assistance provided by the many volunteers including Carol Goodwin, Nancy Fredrickson, and Dave & Gina Julien. President Goodwin stated the baskets for next year have been prepared.

Building Committee – Ryan King
Ryan stated March was a busy month for permits and he thanked John for his hard work. The following building permits were issued in March:

• Michael & Ana Nelson	252	Boat Dock
• Clay Kellerman	561	Outbuilding
• Stan Johnson	1500	Addition & Siding
• William & Catherine Bryant	101	Boat Dock
• Kevin & Joan Burill	1373	Boat Dock
• Andrew Snell	1502	Outbuilding
• Randall & Janice Depew	1159-1161	House Addition
• Barbara Columbus	1115-1117	House
• Ken & Karen Mueller	672,673	Culvert
• Mike & Kim Manlick	930,931	Boat Dock & Dredging
• Russell Brose	1017	House
• Tom & Jodi DePalma	218	Boat Dock Steps
• Thomas Harbin	1350	Boat Dock
• John Foudray & Deb Morrison	1142	House Addition
• Randy Davis	1324	House Addition
• Philip & Michelle Rueve	932	Boat Dock
• John Luensman	582	Boat Dock
• Sheldon Roberts	877,878	Shingles
• Bob & Cathy McDaniel	340	House & Boat Dock
• Jim & Lisa Byrd	1636	Outbuilding Addition
• Robert & Karen Kasee	760	Deck
• Scott & Lisa Monteith	558	Boat Dock
• Ryan King	142	Deck

Clean Up – Ryan King
Ryan stated they were able to make a Cleanup round last month. Ryan is organizing a community cleanup day on May 22nd where you can pick up a trash bag from the Office and assist in picking items up around the subdivision. Additional details will be in the Smoke Signals, Ryan then asked for a motion to approve the event with Gina Julien providing a second, motion carried.

Roads & Maintenance – Bill Ryle
Bill stated he spoke with Brandon in regards to the stone roads mentioned last month. Brandon and the Maintenance Crew will be working on grading the stone roads yet in April. The mowing has started. Bill stated they've found some items being dumped at the north end of the subdivision. He reminded everyone that if you see something unusual such as this dumping please call Security.

Security – Mike Manlick
Mike stated there is a need for a different security vehicle and the team would like to transition back to a truck. John, Mike, and Rick have been looking for various vehicles as the cost to maintain the Jeep and keep replacing tires frequently is creating concerns. Mike asked for approval to use up to $22,000 from the equipment set aside (362) to trade in the existing Jeep and get a gently used truck. Shannon did add some additional context as some have concerns with the status of the used car market and thanked John for his thorough research on all our options. We understand right now is not a great time to look for a used vehicle as there aren't an abundance of available vehicles but we would receive a fair value on our trade. With no further questions Mike continued with his motion and Gina Julien provided a second, motion carried.

OLD BUSINESS
No old business to report.

NEW BUSINESS

Bryant's @The Beach – Lease Agreement
President Goodwin stated we have reached an agreement with Bryant's to lease the restaurant space through September including an option to renew. She stated all Directors received a copy of the lease in advance for their review. Bryant's @The Beach will have limited hours and details of such will be available in the Smoke Signals. We are excited to have the dining space being utilized for the upcoming summer months. They've been doing some painting and remodeling to get the space ready. A motion was made by Mike Manlick to accept the presented lease with Stephanie Peetz providing a second, motion carried.

Bat Habitat Box Request
A request was received to allow a member to install a bat habitat box on access lot 1-C (next to lot 142 owned by Ryan King). Ryan stated the box is a solid wood box that would require no up keep but would hang on a tree in the woods along the access lot and his property. This area is also heavily populated with mosquitoes and will hopefully help reduce the amount of mosquitoes. One concern was brought up, as this is the first we could recall having a member request to place a habitat on a lake access area where as prior requests typically have been brought forward by Friends of Wildlife. There was discussion then about the wood duck boxes and beehive as well as the recent barn owl box place at the Recycle Center. Ultimately it was determined the concern would be if Ryan moved who would maintain the box if needed. Mike Manlick made a motion to allow the placement of the box with Gina Julien providing a second, motion carried.

Set Aside Transfers
President Goodwin asked for Stephanie to present the set aside transfers for approval. Stephanie stated over the past several years we have interest income that we've earned that needs to be assigned to a specific account. We would leave a buffer for any market movement. A total of $43,437.04 would be divided proportionally between four accounts based on their account balances. Stephanie then requested a motion to move as follows with Steve Knight providing a second, motion carried.

- Equipment (362) - $13,465.50
- Roads (375) - $4,553.08
- Dredging (380) - $25,816.94
- Erosion (365) - $4,601.52

The second set of transfers is the amounts budgeted for set asides along with the creation of a new set aside for Court Improvements. Stephanie requested a motion to accept the transfers as follows along with the creation of a new set aside for Court Improvements with Billy Ryle providing a second, motion carried.

- Equipment (362) - $15,000
- Roads (375) - $30,000
- Dredging (380) - $45,000
- Court Improvements (new account) - $2,400

LSPOA Board Candidates
Nancy Fredrickson on behalf of the Nominating Committee with other members being Polly Fox and Jenni Hanna presented the following names for consideration.

1. Tom DePalma
2. Shannon Gibbs
3. Brad Hanna
4. Bob Kasee
5. Ryan King
6. Mary Tapke
7. Nate Walsman

ByLaws Revisions Committee
President Goodwin thanked the Revisions Committee for all of their hard work over the past few months. She thanked both Nancy Fredrickson and Doug Lecher both having been past Presidents for their assistance. As the POA recently hired a new attorney who specializes in POA's and HOA's we are trying to bring our association documents up to date with current situations to include one lot one membership. We hope to have everything ready for a vote come August without a large expense to the membership.

MANAGER'S REPORT
John thanked all the members that made optional donations for special projects with their dues and assessments payments this year (blue slip). 82% of the donations were marked for

Lake & Beaches' projects. Most of those noted the money be spent for dredging and erosion control. This speaks volumes on current priority to the membership.

John would like to request $1,000 for a video production for a summary of the North Inlet Mitigation Project. The purpose of this video is to get information about this project out to membership as well as potential donors. Gina Julien made a motion to accept John's request with Steve Knight providing a second, motion carried.

John was excited to announce the addition of Joyce Eddy to our office staff. Joyce and her husband Dave are new residents from Michigan. They moved here to be closer to children and grandchildren. Please welcome Joyce to the office!

The following update on boat slip rentals was provided. We have 98 slips and the previous renters renewed all but 5 of those slips again this year. We had a total of 44 members on the waiting list. We will continue to monitor the need for additional boat slips, the space to add new ones along with the overall costs. John felt it was important to get this information available to everyone.

There being no further business, Mike Manlick moved to adjourn, seconded by Stephanie Peetz, motion carried. The next regular meeting will be held on May 12, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the May 12, 2021 meeting.

Respectfully submitted,
Stephanie Peetz, Secretary