LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 10, 2021

The Lake Santee Property Owners Association Board of Directors met on October 13, 2021 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Andy Laudick, Nathan Walsman, Mary Tapke, Gina Julien, Bill Ryle, Ryan King, Mike Manlick, and Stephanie Peetz. Employees in attendance were John Lecher and Rick Crawford. Members in attendance were Vicki Wilson, Beth Gray, John Sedlak, Lance Green, Keith and Peggy Hockett, Mary Jane Hocker, Angel Hocker, Ginger Ryle, Harlan and Charlene Smith, Bob and Judy Cupp, Jay and Paula Fledderman, Liz and Clay Kellerman, Dave Fisk, Terry Fox, Larry Kiernan, Steve Yost, Charles Dingler, Jack Reynolds, Kenny Goetzinger, Mike Hodapp, Brad and Jenni Hanna, Kevin Krulewitch, Dave Julien, Donna Knight, Shannon Gibbs, Cathy and Bob McDaniel, Mike and Sandy Page, Dave and Sharon Kastner, Dan Kremer, Scott and Nancy Ranz, Jim Bryant, Jeff Connor, Kathy Winzenread, Eric Bosch, Mike and Angela Walterman, Bob Kasee, Nancy Fredrickson, Paul Gosnell, Kevin Dick, Ryan and Rebecca Kennelly, Paul Jennings, Rick Johnson, Ron and Stacey Tuley, Ann Moss, Steve Fisk, John Clark, Rob and Janet Stoffel, Chris Thoresen, Betsy Kennelly, Ed Haskamp, Matt and Shelli Griffin, Kim and Craig Stilwell, Tina Salemme, Ron Wilson, Gary Hash, Ronda Peetz, Darrow McCreary, Julie Peck, Beth and Steve Topmiller, Mike and Karen Warble, Dave and Joyce Eddy, Gary and Kathy Tarzwell, Bill and Kathy Eppinghoff, Claude and Shirley Livesay, Ken Meyer, Bill Meyer, Larry and Monica Knoebel, Lynn and Gary Fields, Dick Veach, Jeff and Rita Mackzum, Chip and Lisa Ayers, John and Lacy Hunt, Jack and Susan Lyons, Jay Power, Michael and Fae Cutrufelli, Amy Ewing, David and Sheila Moeller. Several other members were in attendance outside of the community room and did not sign the attendance sheet.

Prior to the start of the meeting, Mike Manlick gave a presentation on his proposal to purchase the marina. After the presentation, members were allowed to ask questions or voice concerns. The presentation as well as a summary of member comments/questions will be posted on the Lake Santee website.

President Knight called for a review of the minutes of the October 13, 2021 meeting. The minutes were approved on a motion by Gina, seconded by Mary.

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:

Aquatic Control	$	9,897.50	LSRWWD	$	561.81
Best Way Disposal	$	2,309.12	Laudick, Brayden	$	100.00
Cardinal Pest Control	$	45.00	Lecher Farm Service	$	144.40
Cardmember Service	$	1080.80	Lecher, John	$	165.50
Colonial Life	$	224.43	Municipal Electronics	$	75.00
Crawford, Rick	$	35.00	Pitney Bowes	$	32.00
Crossman Fire & Safety	$	482.26	Premier Energy	$	1,026.52
Deb's Cleaning Service	$	106.00	R B S K	$	40.13
Dec Co REMC	$	1,367.10	Shelby Tire & Auto	$	688.35

DISA	$	61.50	Stone's NAPA	$	15.72
Eads Murray & Pugh	$	210.00	Summit	$	50.00
G P C	$	836.18	Telespire	$	134.00
Hoeing Supply	$	638.34	The Office Shop	$	31.05
Indiana Media Group	$	129.00			
JS McCullough Excavating	$	90,000.00	**Total all Disbursements**	**$**	**110,486.71**

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

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

- A member asked whether private dredging would still be occurring in the spring and whether members would incur an additional cost due to remobilization of the dredging crew. Gina stated they are finishing dredging in Pirates cove this Friday so they will be done and back in March. No new mobilization charges will be incurred for Spring dredging because contractor will be leaving equipment here.
- A member stated that the fish donated by the bass club bass will be installed tomorrow.
- A member stated that the fire department could use everyone to send in their dues and donations. They need to buy a new apparatus. A member is willing to donate to the cause and looking for additional donations.

CORRESPONDENCE

- A member came into the office to express his view of the UTV/side by side classification in the Motorized Cart rule. He felt that these vehicles are safer than golf carts because they can travel at the same speed as cars so it isn't necessary to drive around them. He also stated that these vehicles are insured greater than golf carts, if insured at all. John told him that he would take these points to the Board.
- A member suggested that the Board should consider an Electric Vehicle charging station. John informed them it will be discussed with the Board.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick
Andy presented the following rule revision readings:

2nd 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.

Motion to accept the reading was made by Ryan, seconded by Mike. Motion was tied 4-4 and Steve voted to approve the reading and the motion passed.

2nd Reading & 3rd Reading

Current Rule 1.1: Application for membership in the Association should be made, via the Lake Santee Office, to the member of the Board of Directors who is in charge of the membership committee and should be accompanied by a check for all dues, assessments and fees owing.

Propose to remove.

Rationale: Does not apply with the Amended By-Laws.

Motion made to accept the 2nd reading by Gina, seconded by Mary, motioned carried.

Motion made by Gina to accept a 3rd reading, Mike seconded, and the motion carried.

2nd Reading & 3rd Reading

Current Rule 1.2: Upon receipt of the completed membership application and full payment of all dues, assessments and fees, the applicant will become a provisional member of the Association in accordance with the Amended 1990 By-laws, Article I, Section 4. Unless otherwise notified by the Board of Directors, the provisional member shall become a permanent member within ninety (90) days after the application has been submitted.

Propose to remove.

Rationale: Does not apply with the Amended By-Laws.

Motion made by Mary to accept the 2nd reading, Gina seconded, and the motion carried.

Motion made by Mary to accept the 3rd reading, Gina seconded, and the motion carried.

2nd Reading & 3rd Reading

Current Rule 1.3: In accordance with the By-Laws Article I, Section 1, "…Each lot owner must apply for membership and pay membership dues. The membership shall relate to the persons and not the property.

If a lot is owned by more than one person, except for husband and wife, each owner of the property shall pay membership dues. No corporation, partnership, joint venture, or other legal entity except for qualifying trusts, shall be eligible for membership..."

Propose to remove.

Rationale: Does not apply with the Amended By-Laws.

Motion made by Gina to accept the 2nd reading, Mary seconded, and the motion carried.

Motion made by Gina to accept the 3rd reading, Billy seconded, and the motion carried.

1st 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.

Motion made by Mike to accept the 1st reading, Gina seconded, and the motion carried.

Correction:

Rule 12.25 No property owner will install a gasoline storage tank. Gasoline may not be stored within 20 feet of the shoreline. Was read and approved incorrectly as Rule 12.24 and should have been 12.25.

Recreation – Mary Tapke
Mary provided the following updates:

- Halloween trunk or treat took place Oct 30th as planned and went well
- Christmas decorations contest planned for December 11 around 8pm
- Line dancing would like to extend community room hours every Thursday to noon (10:30-noon). Current allotment is 10:30-11:15
- Rusty Bladen band is tentatively scheduled for May 28. Contract in process
- Harmonics band is tentatively scheduled for June 25. Contract in process

Mary made a motion to extend to Line Dancing hours as proposed, Mike seconded, and the motion carried.

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

Today is the 246th birthday of the United States Marine Corp. We would like to wish all Marines a Happy Birthday. Tomorrow is Veterans Day. Thank you to the Veterans for their sacrifice in serving our country. Additionally, we are grateful to the police, firemen and first responders for keeping us safe. Thank you to all.

Dredging Update:

McCullough Excavating & Silt Removal Company has removed approximately 9,000 cubic yards of silt to date and will stop dredging Pirates cove this Friday. They will be back in mid-March to complete private dredging.

As previously mentioned, once dredging started, the amount of silt in this cove was much more than anticipated. The dump site on LSPOA property off Snake road was expanded to accommodate the additional silt/spoils. Our contractor installed silt fencing and an earth berm as well as kept the spoils a good distance away from any creek bed. This site was approved by The Indiana Department of Natural Resources (INDNR). Additionally, after we began dumping in this site it was evaluated by the Decatur County Soil and Water Conservation District and was found to be in accordance with all regulations and handling practices. We used LSPOA property as a dump site to minimize the cost of shipping the spoils off site. Once the silt/spoils dry, we will spread it and use it for planting for the possible North End mitigation and wetlands project.

Private dredging will resume in the spring (2022). If you would like to be added to McCullough Excavating's list, please call them directly at: 765-386-6514

The dam valve will be opened as soon as our contractor removes their push boat. Again, we will aim to lower the lake by up to four feet this year (weather permitting). As the lake is lowered, we will announce on the Lake Santee Facebook page and website the reduced amount on a weekly basis and when we reach the 3 to 4 foot lowered level. Additionally, we will announce when we close the valve to begin raising the lake level.

Last month we approved the additional cost associated with completing the dredging project in Pirates cove. From a procedural standpoint, I need to have money moved from the Edward Jones account to our checking account so that the contractor can be paid. This is not in addition to what was already approved.

Gina made a motion to transfer $68,000 from Edward Jones Dredging set aside to checking, Mike seconded the motion and the motion carried.

Please DO NOT RAKE leaves or grass clippings into the lake.

Last winter the Lake and Beaches committee surveyed the coves after the water level was lowered. Besides evaluating for silt levels, we also noted most of the coves had large amounts of leaf debris. Obviously, we cannot help leaves from naturally falling from trees into the water, however, we can help reduce the amount by not raking leaves directly into the lake.

The Department of Natural Resources (DNR) **strongly discourages dumping leaves and grass clippings** into a lake, river, wetland, or other body of water. Leaves, grass clippings and similar debris

add nutrients, like phosphorus, into the water as they decompose. These unwanted nutrients feed algae growth and uses oxygen that fish and native plants need.

Help keep our lake healthy by not raking leaves or grass clippings into the lake.

Largemouth Bass Donation:

Largemouth bass donated from the Bass Fishing Tournament group are being delivered to the lake tomorrow (11/11/21). Again, a big "Thank You" to the group for their generous donation.

Membership – Stephanie Peetz
Stephanie presented five new members.

Community Room Committee – Stephanie Peetz
The Community Room was rented out twice for all day use and once as a six hour rental. All other regular activities were held in the community room.

Breakfast with Santa will take place on December 18th from 9-11AM

Building Committee – Ryan King

The following building permits were issued in October:

• Pierson Construction	61	House
• Marc Davis	1489	Fence
• Oliver Colin	1229	Outbuilding
• Matthew & Rose Cronley	1510	Reshingle
• Luther & Sandra Bradford	326	House

Clean Up – Ryan King
New committee member has joined the clean up committee – Bob Kasee

Roads & Maintenance – Bill Ryle
General maintenance is ongoing. Chuck Sieg has been hired for the maintenance crew. We are currently working on Roads and Maintenance budget.

Security – Mike Manlick
We have several options for slowing down speeders on the roads and looking at creating several safety videos specific for Lake Santee.

We had zero road violations and zero boating violations. Thanks to everyone for watching their speed and being a courteous neighbor.

We are working with the rest of the board to get budget for both items.

OLD BUSINESS
No old business at this time.

NEW BUSINESS
No new business beyond the marina proposal discussion early in the evening.

MANAGER'S REPORT
I would like to welcome Chuck Sieg to the Maintenance staff. Chuck has been a long time resident and member of the lake.

There being no further business, Steph moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on December 8, 2021 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the December 8, 2021 meeting.

Respectfully submitted,
Nathan Walsman, Secretary