LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 11, 2024

I call to order the September monthly board meeting of the Lake Santee Property Owners Association. Welcome to all membership in attendance. During the closed Executive meeting preceding this meeting there were no votes taken on items requiring a motion. All subjects requiring a motion, a second, and a vote will be discussed here.

The Lake Santee Property Owners Association Board of Directors met on September 11, 2024 in the Community Room. Nathan Walsman, Vice President, presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Fox, Gina Julien, Autumn Hurm, and Tony Adelman. Employee present was Rick Crawford. Members present were Vicki Wilson (510), Debra Richter (930), Tom & Jodi DePalma (218), Cathy & Bob McDaniel (340), Donna Knight (108), Tom Triske (1612), Chris Elmore (530), Connie Adelman (198), Paul Gosnell (1147), Dave Julien (851), and David & Joyce Eddy (68).

Nathan called for a review of the minutes of the August 14, 2024. The minutes were approved on a motion by Gina, seconded by Polly.

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

Ashley Machine Company	$	41.00	R B S K	$	421.00
Cardinal Pest Control LLC	$	55.00	Rumpke	$	1,223.03
Colonial Life	$	328.65	Stone's Farm Service	$	314.41
Crawford, Rick	$	35.00	Stone's Napa, Inc.	$	17.11
Davey Resource Group	$	440.00	Summit Microsystems	$	50.00
Dec Co REMC	$	1,119.11	Tapke, Mary	$	75.53
Elan Financial Services	$	565.45	Telispire	$	105.00
FilterShine Indiana LLC	$	60.00	The Nice Law Firm	$	269.36
First Financial Bank	$	96.61	The Office Shop	$	188.93
G P C	$	1,005.18	Tops Home Center	$	106.99
Haboush, Deb	$	232.00	Wallpe	$	494.73
Laine Chemicals	$	2,915.23	Walters Tire Center	$	774.23
Lake Santee RWWD	$	631.16	Total	$	15,777.56
Lecher, John	$	276.94	*Bills Paid Prior*		
Mc Reynolds IT Solutions	$	85.65	Barrett, Holly	$	650.00
New Point Stone Co., Inc.	$	442.95	INtime (tax) ACH	$	96.71
Pieczonka Unlimited	$	135.00	Paduano, Christopher	$	550.00
Premier Companies	$	2,234.81	**Total all disbursements**	**$**	**17,074.27**
Purchase Power	$	1,037.50			

Marina		
First Financial Bank	$	686.56
Lake Santee RWWD	$	208.21
R B S K	$	84.00
Total all disbursements	**$**	**978.77**

After presentation, the bills were approved for payment on a motion by Polly, seconded by Autumn.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Vicki Wilson asked approval for Lake, Luv, Lake, Land Conservation Club (LLL) to place a flagpole at the north gate.

- A member was concerned about the construction trucks speeding and not being aware of vehicles they are approaching to ensure that person has room on the road for the construction truck to pass. Also asked about the Marina not responding to their voice messages or answering phone during the scheduled hours.

- A member committed that there may be a change on the Lake Santee Regional Waste and Water Board District (RWWD).

CORRESPONDENCE

- Received two emails concerning wooded lot for sale. The members requested the lots be left unsold as green space. John explained that the property was signed over to the LSPOA against past due debt. The board voted to sell the property as they normally due in these situations. The community has green space as platted in the original layout of the subdivision.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

No changes

Recreation – Autumn Hurm for Craig Stilwell

The following recreation events occurred since the August 14, 2024 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- Holly Barrett & Fusion Band – August 24
- Farmer's Market – August 31
- Lincoln Street Band – August 31
- The Hangout grilled out on the lawn over the Labor Day weekend
- The Whip It ice cream truck was at the beach over the Labor Day weekend

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday
- Flutes on the Lake – September 28 Main Shelter 5:00-8:00 p.m.
- Outdoor Movie Night – September 28 8:00 p.m.

- Just a reminder, the annual Trunk 'R Treat and Trick 'R Treat is October 26th - 5:30 - 7:30 p.m.

Community Room Committee – Autumn Hurm for Craig Stilwell
There were three (3) Community Room rentals and two (2) Shelter rentals in the month of August.

Lakes & Beaches – Gina Julien
Member Dredging:
As previously reported, the LSPOA dredging has been completed for this year. We have several members that requested dredging by their dock/shore line that were not able to get that done due to the shallow nature of the water leading to their home site. We have contacted a company that has extensive experience and is fully insured to offer dredging services. The construction company has a smaller barge that can gain access to more shallow areas of the lake. We will provide additional details shortly.

Lake Lowering:
We have come to that time of year when summer starts to come to an end and lake lowering begins for member shoreline and dock upkeep. We will begin lowering the lake to the maximum amount starting late October or early November. Our goals are as follows:
November 1: down 6", from normal pool
November 8: down 18",
November 15: down 24",
November 29: down 36"

Please plan accordingly for boat removal.

Erosion Control:
We have two areas within LSPOA property (north bridge and sediment pond) that requires additional shot rock for erosion control. We are in the process of gathering quotes for material.

Diving/Swim Platform at the main beach:
We are analyzing the swim/diving platform for dry rot in areas and evaluating repair versus rebuilding the structure. Once we have lowered the lake and can fully evaluate the weathered areas, we will gather quotes for materials for repair or replacement.

Main Beach Sand at water's edge:
Last year we had numerous requests to pull sand that had been displaced by power loading and unloading that created a mound/island of sand twenty to thirty feet from the shoreline. We hired a contractor to pull back that sand onto the beach to eliminate the mound/island. Now that this has been done, there are areas where no sand exists just off the shoreline and is excessively muddy. Once we lower the lake, we will evaluate this area to see what action, if any, should be done to remedy. Please keep in mind that whatever we install into the lake, much like run-off from eroded shoreline, adds to the sediment in the lake. More to come on this issue once we have a full sense of what needs to be done.

Ohio Lake Association Conference:
The Ohio Lake Association Conference is on September 17 and 18, 2024. John and Gina have found these meetings to be very helpful in identifying solutions to similar lake situations, networking with other privately owned lake associations and meeting vendors that offer unique services.

Gina made a motion to approve to spend no more than $700 for expenses related to attendance at the Ohio Lake Association Conference. Polly seconded the motion, and the motion passed unanimously.

Membership – Polly Fox
We had two (2) new memberships to report in the month of August.

Marina – Polly Fox
Thank you to all who helped with the Marina area clean-up day on August 23, 2024. There were approximately 20 folks who showed up with trimmers, power washers, chain saws, weed whackers and much more. We made a great deal of progress. We will continue in that endeavor with more clean-up, repairs and other improvements as we go forward.

Nothing new to report on the Marina Shop this month. Lake Santee Marine Service is offering full boat repair and services. You can reach them by phone at 812-527-2400 or email at marina@lake-santee.com. Their Fall hours are:

Tuesday - Saturday 9:00 AM - 5:00 PM
Sunday - 10:00 AM - 3:00 PM
Monday - Closed

The Marina House is operating as Lakeview Wellness. Please visit their website at lakeviewwellness.org to learn about current and upcoming programs. They are now offering Massage Therapy on Thursday, Friday and Saturdays. Check the website for scheduling and rates. You can email them at info@lakeviewwellness.org or call at 812-302-2505.

Again, we are so fortunate to have these services available right here in our community.

We have reached a one (1)-year lease agreement with Tom Robbins for the Marina Store that will be signed after Board approval this evening. This will give us adequate time to better evaluate improvements, costs and applicable regulatory requirements with the improvements.

Please continue to support Robbins on the Dock.

Building Committee – Nathan Walsman for Ryan King
The following Building Permits were issued in August:

Smith, Harlan	889,890,891	Rip Rap
Schmalz, Richard	1390	Boat dock
Deaton, Michelle	176	Ditch Tile
Johnson, Jeff & Marda	1315	Home Addition
Hermesch, Kyle	315	House
McCafferty, Lorna	792	Home Addition
Free, James & Paula	1632-1635	House
Bane Construction	1595	House
Point Property LLC	178	House
Eddy, David & Joyce	68	Solar Panel
Spetter, Skip	24	Detached Garage

Clean Up – Nathan Walsman for Ryan King
We are planning for end of summer cleanup round for late September.

Roads & Maintenance – Tony Adelman for Aaron Fitzgerald
Working to align north entrance repair with private paving projects.

Security – Autumn Hurm
Security Reminders: Speed limit on roads 25 MPH. Please remind your contractors of the speed limit if they are working on your home or property.

Red Light: the red light at the damn is the signal used to remind boaters when to slow to a no wake speed. The yellow light triggers at sunset and will last for 5 minutes. When you see the yellow light, please wrap up lake activities that involve going over 5 MPH. The light is solar powered and will stay red until dawn. It adjusts itself as the seasons change.

Security Committee: If you are interested on being part of the security committee, please contact Autumn Hurm (hurm40@hotmail.com/ or text 812 212 1326).

OLD BUSINESS

- Tax Sale – Three (3) lots will go up on the Tax Sale. A motion was made by Polly to approve a board member to bid on the lots for a maximum amount determined for each lot in the executive session. Autumn seconded the motion and the motion passed unanimously.

- Private Contractor – dredging

Gina made a motion to only allow professional dredging companies/businesses and not general contractors to dredge that carry the following insurance:

- Comm general insurance $2,000,000
- Umbrella liability: $5,000,000
- Workers Comp: $1,000,000
- Pollution liability: $500,000

Nathan seconded the motion to allow discussion but was unable to vote, motion passed with one member opposed.

NEW BUSINESS

- Settlement – lots for past due account – Autumn made a motion to accept the lots for the member's past due account as discussed in the executive session. Polly seconded the motion and the motion passed unanimously.

- Offer Lot 1095 – Gina made a motion to accept the offer of $5,500, as discussed in the executive meeting. Tony seconded the motion and the motion passed unanimously.

- Paving Policy – speed bumps – Autumn made a motion to revise the Paving Policy, as discussed in the executive session, to include the following language: "The Board agrees to cover 50% of the cost of speed bumps in the area of privately funded paving as approved by the Board". Polly seconded the motion, and the motion passed unanimously.

- Marina Store Lease – Polly made a motion to accept the Marina Store Lease as discussed in the Executive session. Gina seconded the motion, and the motion passed unanimously.

- Resolution – Long Range Planning Committee Gina **made** a motion to approve the RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE SANTEE PROPERTY OWNERS ASSOCIATION - RESOLUTION FOR THE LONG-RANGE PLANNING COMMITTEE. Autumn seconded motion and motion passed unanimously. All board members present signed the document.

MANAGER'S REPORT

Anyone interested in serving on the Long-Range Planning Committee should contact Nathan Walsman at nathan.walsman@schaefer-inc.com to sign up for the drawing for committee members.

An approved list of hunters will be hunting Canadian Geese during the following seasons: Sept 1–15, Nov 2-10 and Nov 23-Feb 8.

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 prior to purchasing a boat.

We will open the spillway valve in late October or early November. 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.

There being no further business, Autumn moved to adjourn, seconded by Tony, motion carried. The next regular meeting will be held on October 9, 2024 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the October 9, 2024 meeting.

Respectfully submitted,

Tony Adelman, Secretary