LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
February 12, 2020

The Lake Santee Property Owners Association Board of Directors met on February 12, 2020 in the Community Room. President Shannon Gibbs presided and called the meeting to order at 7:30 PM. Other Directors present were Stephanie Peetz, Angel Hocker, Bill Ryle, Autumn Hurm, Mike Manlick, and Andy Laudick. Employees present were: Rick Crawford (1482) and John Lecher. Members present were Claude & Shirley Livesay (530), Charm Seright (121), Richelle Griffin (1486), David & Donna Bennett (1182), Gordon Burgess (814), Beth Walsman (1568), Dave & Gina Julien (851), Donna Knight (108), Doug Lecher (1357), Kevin Choate (440), and Paul Gosnell (1147).

President Gibbs stated that before we start the meeting tonight she would like to address comments that have been raised a couple of times on how the Board captures and communicates information. As she mentioned last month, we tend to forget that the meeting is intended to be a meeting for the Board of Directors and is open to members in good standing. Beyond the part of the meeting where members are given an opportunity to introduce themselves and briefly address the Board, the true focus of the meeting is to conduct the business of the POA. To better facilitate this moving forward, we will not be taking comments from the audience except during member introductions. If you have questions or comments during other parts of the agenda, please feel free to reach out to John in the office or the Director responsible for that area after the meeting. Questions for the Board can also be sent to LakeSanteeBoard@etczone.com. The exception to this will be during the second reading of rules. Our governing documents do call for member feedback following the second reading so we'll allow comments during that part of the agenda when we have rule changes taking place.

President Gibbs called for a review of the minutes of the January 8, 2020 meeting. Angel Hocker approved the minutes on a motion, seconded by Autumn Hurm, 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:

Acra Auto	$	190.89	Lake Santee RWWD	$	577.98
Alerding CPA Group	$	1,980.00	Lecher, John	$	134.18
Belt, Kelly	$	4,000.00	Marcum Property	$	3,500.00
Best Way Disposal	$	1,007.14	McDaniel, Tammy	$	4,250.00
Cardinal Pest Control	$	90.00	Murphy Insurance Agency	$	2,655.00
Cardmember Service	$	1,560.98	New Point Stone, Inc.	$	1,391.10
Circle Printing, LLC	$	482.22	Premier Companies	$	2,559.10

Colonial Life	$	101.54	Purchase Power	$	108.99
Crawford, Rick	$	35.00	RBSK	$	84.00
Decatur Co Auditor	$	60.00	Taylor, Stephen	$	195.00
Decatur Co Recorder	$	75.00	The Office Shop	$	97.57
ETC	$	958.26	Tops Home Center	$	22.32
Ford Abstract	$	375.00	Wickens & Wickens LLC	$	300.00
Gillman Home Center	$	930.13		$	
Greensburg Tool & Supply	$	173.18	**Total**	$	**27,894.58**
Bills Paid Prior	$			$	
Best Way Disposal	$	1,234.32	New Point	$	601.49
Dec Co REMC	$	1,323.83	Purchase Power	$	180.99
			Grand Total	$	**31,235.21**

After presentation, the bills were approved for payment on a motion by Angel Hocker, seconded by Autumn Hurm, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Charm Seright spoke on behalf of Friends of Wildlife.
    - Great backyard count will be February 14th – 17th. Charm has bird tally sheets available for those interested.
    - The Spring Wildflower Walk will take place on April 19th from 2-4PM. Plant guides and brochures will be available.
    - There will be an Earth/Arbor Day Celebration on April 25th from 10AM – 2PM. This is free to participate and a great opportunity to learn about trees. There will be a tree planting demonstration by the Purdue Extension Office. A tree giveaway will take place along with kids activities, refreshments, and music.
- Charm also shared that when Tony Lake was cleaning out the wood duck box an owl was found nesting inside.
- A member in the audience brought up speeding in the subdivision along with cars not stopping or yielding the right of way when coming off of the gravel roads.
- A member in the audience was concerned that maintenance had been placing gravel on one of the roads during a heavy rain.

CORRESPONDENCE

John Lecher stated that we did receive a request to close the spillway prior to March 1st. It was noted that the lake is currently down 4.8 feet and we had hoped to get it to 5.9 feet over the winter to allow members to make dock repairs, in addition to the work completed on the marina ramp. President Gibbs also added that each year since 2014 we have either lowered or planned to lower the lake 5 feet and the gate has been closed on March 1st. At this time

we will stick to what was originally approved unless the repairs on the dam bridge require it be closed sooner.

Another piece of correspondence was in regards to rip rap appearing to have washed away from the shoreline at the East Beach area with the suggested cause being wake disturbance from wakeboard boats. It was noted that we really don't have an answer to what happened here, as it could be multiple things. Rip rap was added around the lake at various locations last fall when the water was up. Some of the stones could have fallen during placement. We will continue to watch to see if this appears to be a common occurrence.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin
In Carol's absence Angel Hocker stated we did not have any rules to present at this time.

Recreation – Andy Laudick
Andy presented the following recreation dates for approval:

- 4/12 – Easter Egg Hunt
- 4/25 – Arbor Day event (Friends of Wildlife sponsor)
- 5/23 – Summer kick-off band
- 6/6 – Special Event: Clarksburg Christian Church event
- 6/27 – Special Event: Private event in Community Room with band open to the public.
- 7/4 – Independence Day celebration
- 7/5 – Youth Fishing Tournament
- 9/5 – Labor Day Band
- 10/24 – Trick / Trunk or Treat
- 12/12 – Breakfast with Santa

A motion was made by Andy to approve the dates as read with Mike Manlick providing a second, motion carried.

Lakes & Beaches – Randy Ostendorf
In Randy's absence President Gibbs presented the location of the three new docks. They will be located next to lot 1 on the right side and will start after the four docks currently placed. A motion was made by Angel Hocker and seconded by Andy Laudick to approve the recommended dock placement, motion carried.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 1381 Jeff & Gina Pleak
- Lot 1668 Megan Oliver
- Lots 1502-4 Andrew & Erin Snell

Community Room Committee – Angel Hocker

Angel stated the normal activities have taken place in the community along with rentals being reserved.

Building Committee – Bill Ryle
The following building permits were issued in January:

• Lot 1357	Doug Lecher	Dock Replacement
• Lot 562	Larry & Anna Kiernan	Home Renovation
• Lot 939	Bill & Joyce Meyer	Addition
• Lot 270	Clarence & Kay Story	Dock Replacement
• Lot 798	John & Kathy Hill	Cement Repair/Driveway
• Lot 558	Scott Monteith	Rip Rap
• Lot 900	Steve Alverson	Deck
• Lot 91	Jeff Lincourt	New Seawall
• Lot 1340	Deena Alton	Covered Boat Dock

Clean Up – Bill Ryle
Bill stated he is working to get a date scheduled in the next few weeks.

Roads & Maintenance – Autumn Hurm
Autumn stated that she was going to schedule a time to sit down with John and maybe bring in Bill Ryle for some additional expertise to work on a plan for the roads. She also brought up possibly looking at a fee for road repairs with new construction and all of the additional heavy equipment coming in. Bill did add that compared to other subdivisions that have as much new construction as we do our paved roads are holding up very well. He also added in regards to the gravel roads or any loose material road you will always have issues.

Security – Mike Manlick
Mike reported the Security report would now show the warnings and citations broken out separately. The Security sub-committee is working on three top issues – speeding, boat safety, and glass on beach. Thanks to those on the committee as well as those who have provided details on the speeders.

Mike stated that in with your Annual Dues packet you would receive a boating exam that is strictly on boat safety. A list of top violations and safety concerns is also being included with the fine schedule. Mike and his sub-committee feel that communication is a huge part in keeping everyone safe. A top rules flyer is also in the works, thanks Beth Walsman for the draft. As a quick reminder you are responsible for your visitors and what they do while in the subdivision.

If you are see things that are of concern please call security – see something, say something. For example if there is a common car that speeds every day at a specific time please notify Security with this information. It appears to be just a few people that are causing issues and Security is trying to clamp down on this. Unfortunately, we can't fix common sense issues but we can try to promote a safer community.

OLD BUSINESS

Dam Bridge Repairs – John Lecher reported that we have received approval from the insurance company to move forward with the repairs. We are hoping for this to be done soon. To complete the concrete repairs the weather needs to cooperate in providing some 50-degree days.

Restaurant Update – Mike Manlick provided a quick update saying multiple individuals have viewed the restaurant with some being interested and some not. We are still talking with two different individuals; however, no one has provided a proposal to be submitted to the Board of Directors at this time.

Computer Upgrade – President Gibbs stated that last month we approved $8,600 of our $10,000 budgeted for upgrades to the office computers. The quote we had needed to be refreshed and the new quote came back at $9,100. This requires us to amend our prior approval. Stephanie Peetz made a motion to spend up to our budgeted amount of $10,000 for upgrades with Angel Hocker providing a second, motion carried.

NEW BUSINESS

North End Lot Purchases – President Gibbs stated based on recommendation from the Silt & Sedimentation Committee along with the JFnew report the POA has pursued the purchase of three lots at the North End of the lake. This includes lots 1685, 1684, and 1682. Agreements were reached with each lot owner and the Board of Directors has reviewed the agreements. President Gibbs requested a motion to accept the agreements reviewed in executive session with Bill Ryle providing a motion and Andy Laudick seconding, motion carried. Shannon thanked John for all of his hard work in getting these lots negotiated and purchased.

Personnel Committee Report – President Gibbs stated that the Personnel Committee met over the weekend on salary increases and benefit changes. The committee report was discussed in detail during the executive session. Mike Manlick made a motion to accept the recommendations with Angel Hocker providing a second, motion carried.

Lots for Sale through POA Office – President Gibbs stated that we have a few lots that we previously purchased through tax sale and would like to post them for sale in the office.

- Lot 1086 - $3,500
- Lot 1512 - $3,500
- Lot 1537 & 1538 - $5,000

Angel Hocker made a motion to sell the lots at the recommended price, motion seconded by Stephanie Peetz, motion carried.

MANAGER'S REPORT

Transfer of Funds – John Lecher requested permission to transfer $50,000 from the FFB Money Market account to the FFB General Checking account until dues start coming in. Stephanie Peetz made a motion to accept John's request with the funds being transferred back once we start receiving dues with Mike Manlick providing a second, motion carried.

Saturday Office Hours – Starting Saturday, March 7th the office will be open on Saturday's from 9:00 AM to 1:00 PM.

Recycle Center Hours – John indicated we were a little premature on this agenda item and we will review to change to spring/summer hours at a later date.

Restaurant Drainage Repairs – John stated with the restaurant currently vacant, now would be a great time to upgrade the drainage in the restaurant. We received two quotes that were identical and he asked if the board would approve up to $3,000 for the repairs. Mike Manlick made a motion to accept the quotes and to move forward on the repairs not to exceed $3,000; Angel Hocker provided a second, motion carried.

LSPOA Lot 137 Drainage Repairs – John stated that POA lot 137 is in need of having drainage repair work completed. It is expected to cost around $2,000. He asked if the board would approve the repairs. Stephanie Peetz made a motion to approve the $2,000 request with Autumn Hurm providing a second, motion carried.

There being no further business, Stephanie Peetz moved to adjourn, seconded by Bill Ryle, motion carried. The next regular meeting will be held on March 11, 2020 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary

These minutes are subject to approval by the LSPOA Board of Directors at the 3/11/2020 meeting.