LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 14, 2019

The Lake Santee Property Owners Association Board of Directors met on August 14, 2019 in the Community Room. President Shannon Gibbs presided and called the meeting to order at 7:30 PM. Other Directors present were Carol Goodwin, Stephanie Peetz, Angel Hocker, Randy Ostendorf, Andy Laudick, Doug Lecher, Mike Manlick and Bill Ryle. Employees present were Rick Crawford (1482) and Fae Cutrufelli (172). Members present were: Chip & Lisa Ayers (1042), Charlie Hocker (936), Ron & Stacey Tuley (1251), Mark & Karen Good (855), Pam Kachur (577), Ginger Ryle (579), John Cole (547), Matt & Dee Wehr (105), Claude & Shirley Livesay (530), Steve & Donna Knight (108), Dan Archiable (252), Maurie Goodwin (894), Dick & Judy Veach (1384), Tony & Connie Adelman (198), Clair & Nancy Fredrickson (348), Vicki Wilson (510), Dave & Gina Julien (851), Kevin Choate (440), Ryan Kennelly (941), Chris Ehrhard (915), Scott Gibbs (352), Tom Eberle (914), Kim Belter (913), Carol & Joe Trimpe (278), Paul Gosnell (1147), Larry & Anna Kiernan (562), Don & Bonnie Mohr (1521).

At the start of the meeting President Shannon Gibbs thanked everyone who was present and asked to suspend the meeting to allow the membership an opportunity to speak in regards to the proposed rule change on rule 5.6. She stated that the purpose of the monthly meeting is for the Board of Directors to conduct business for the month and usually there is a brief opportunity for members in the audience to state their name and lot number along with a very brief comment. She went on to state the annual meeting allows the opportunity for the members to express their comments and concerns. At this time we allowed those in attendance to express their opinions on the wake boat matter that is being addressed with possible changes to rule 5.6 by suspending the normal meeting.

The current proposed rule was read to the audience as follows:

Water Sports – Rule 5.6 The use of wake enhancing devices is allowed on weekdays with no time restrictions. The use of wake enhancing devices is allowed on Saturdays and Sundays from 10:00 A.M. to 2:00 P.M. The use of wake enhancing devices is not allowed on any holiday or three-day weekend.

Shannon asked that since the meeting is being suspended that minutes not be taken during this portion of the meeting. Those interested were given an opportunity express their opinion either for or against the suggested change.

The meeting was called back to order when the audience had presented all comments and concerns. President Gibbs called for a review of the minutes of the July 12, 2019 meeting. Carol Goodwin approved the minutes on a motion, seconded by Angel Hocker, motion carried.

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

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

AccuDoc Urgent Care	$ 35.00	Martin Overhead Door, Inc.	$ 197.33
Becker Electric Supply	$ 224.70	Murphy Insurance Agency	$ 6,462.00
Best Way Disposal	$ 1,435.11	New Point Stone Co.	$ 3,004.48
Cardinal Pest Control	$ 45.00	Premier Companies	$ 2,621.82
Cardmember Service	$ 229.00	Prince Minerals	$ 3,568.77
Colonial Life	$ 101.54	R B S K	$ 384.00
Crawford, Amanda	$ 201.50	Scheidler Brothers, Inc.	$ 15.40
Crawford, Rick	$ 35.00	Solutions Bookkeeping Inc.	$ 95.00
ETC	$ 972.02	Stone's Farm Svc	$ 406.58
Gillman Home Center	$ 34.17	Summit Microsystems	$ 50.00
Greensburg Tool & Supply	$ 430.68	Tim Lecher Farm Service	$ 111.21
Hoeing Supply, Inc.	$ 61.45	Tops Home Center	$ 120.92
Indiana Media Group	$ 425.00	Walters Tire Center, Inc.	$ 398.52
Koors Heating & Cooling	$ 169.00	Wickens & Wickens, LLC	$ 988.02
		Total	$ 22,823.22
Total Bills Paid Prior to Meeting		Aldering CPA Group	$ 500.00
Best Way Disposal	$ 1,038.85	Decatur County REMC	$ 1,128.09
Hoeing Supply, Inc.	$ 500.66	Purchase Power/Pitney Bowes	$ 546.97
Premier Companies	$ 447.51	Prince Minerals	$ 3,465.84
The Office Shop	$ 64.83	Walters Tire Center, Inc.	$ 56.71
Crawford, Amanda	$ 40.00	Prince Minerals	$ 3,437.33
Wallpe & Trenkamp	$ 128.40	**Total Disbursements for July**	**$ 34,178.41**

After presentation, the bills were approved for payment on a motion by Carol Goodwin, seconded by Randy Ostendorf, motion carried.

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member in the audience asked the two new board members to tell us a little bit about themselves. Andy Laudick and Mike Manlick provided a short introduction once members were finished introducing themselves.
- Paul Gosnell asked if everyone enjoyed the Belairs performance and stated they were looking to invite them back next year for a to be determined date.
- A member in the audience asked about the treasurer's report and it being subject to audit, however, at the annual meeting the CPA that spoke stated they did not

complete an audit but a compiled report. He suggested we think about doing a review with another member stating we ask for some guidance from members in this field.
    - Doug Lecher responded that we've looked at doing audits in the past; however, the quotes were usually too expensive but that we could look into doing a review. President Gibbs took down the members name to consult with later as this is his field of profession.
- A member in the audience asked about the possibility of reclaiming a portion of the beach to make it more kid friendly. She stated that where the boats are parking it's packed and showed some concern for safety in the beach area.
- A member in the audience mentioned if safety is a large concern of the membership maybe we need to look at doing additional water patrols and see about finding additional staffing. There are a lot of pros vs. cons but in the end safety always should come first.
- A member in the audience asked follow up questions to last months meeting where there was notification from First Financial Bank about the ATM being removed. He asked if anyone was taking on the task of looking for a new provider. It was also asked if the board would consider adding benches underneath the umbrellas where there is not any.
    - Carol stated she was meeting with First Financial on Friday and would ask about the possibility of a smaller ATM and if not we could contact other financial institutions to see if there is an interest.
    - As far as purchasing additional benches the ones currently at the beach were donated by the Women's Club but Shannon stated that we could consider more at budget time.
- A member in the audience brought up a concern with a temporary shelter located on a waterfront property. It was also brought up that they appear to be leaving fishing lines in the water for a lengthy period of time.
    - A member of the board responded that if you see something out of the ordinary to please call Security at the time of the issue so they can react to it. If it's something you can get a picture of please also feel free to do so and send to Security.
    - Another member mentioned living across the lake from the home in question and that the issues need addressed.
- Another member added additional information in regards to the fishing lines being left in the water along with that it appears someone is doing commercial type fishing from the lake and taking the fish elsewhere. The member mentioned a possible rule violation.
    - Carol stated she has discussed this with the member in question and is working on the issue.
- A concern of boat speed on the water was also brought up.
- A member reminded everyone that boat traffic is to stay 100 feet from the shoreline as boats are coming way to close to the shore and docks.
    - Another member in the audience agreed with this concern.

- A member in the audience asked that we protect the lake and consider the investments made along with the safety concerns.
- Rick Crawford thanked everyone for his or her comments and stated the issue with the shelter is being addressed. He also thanked the Booster Club for hosting the Belairs.

CORRESPONDENCE
No correspondence was presented to the Board of Directors.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin
Carol stated that at this time all rule changes are being tabled until the September meeting. This will allow our new board members time to get up to speed and will also allow the Rules & Regulations Committee to meet and review all of the new details that have been provided via email along with those at the Annual Meeting.

Recreation – Andy Laudick
Shannon Gibbs provided the report for the month of July to allow Andy time to get familiar with the Recreation Committee. Shannon stated on August 31 at 7PM the Blue Ridge Banned will be performing in the Amphitheater. She asked if someone would make a motion to added Trent Moss to the Amphitheater calendar for Saturday, September 7, 2019 at 7PM. Andy Laudick made a motion to add Trent Moss for September 7, 2019 with Mike Manklick providing a second, motion carried.

A member in the audience added that the Farmer's Market would take place on August 31st from 9am-12pm.

Lakes & Beaches – Randy Ostendorf
Randy started his report by saying after the comment in regards to leaving a fishing pole in the water for a lengthy period of time he texted a local DNR Conservation Officer and he stated that state statue says the line must be checked every 24 hours. Randy noted that this was private property so our rules may differ. Randy went on to discuss that we have been advised by Aquatic Control to look at stocking fish in the fall instead of the spring. This provides the fish a higher survival rate. They also suggested we stock larger fish then we've previously done. The large mouth bass would range in size from 4 to 6 inches with the hybrid striped bass being 5 to 7 inches. Randy asked for a motion to spend the $12,000 budgeted for stocking fish with Bill Ryle providing a second, motion carried. Last year we purchased 4,000 large mouth bass and 2,000 hybrid striped bass, the number this year will be slightly less as for the same quantity the quote was over $14,000. A member in the audience did ask if anyone ever catches the hybrid and someone stated yes. Randy did note that the hybrid striped bass help with reducing the shad population.

Membership – Angel Hocker

Angel presented the following new members:

- Lot 1599 Michael Tracy
- Lot 623 Douglas & Lauren Stenger
- Lot 876 Keaton Robert Mueller
- Lot 693 Justin & Danell Lynette
- Lot 1241 Cynthia & Gy Kern
- Lot 481 Christopher Hardy
- Lots 1034-1035 Jeremy & Heather Staples
- Lot 856 Kenneth & Lori Wagers

Community Room Committee – Angel Hocker

Angel stated the normal activities occurred in the Community Room during the month of July. She went on to say that Levinstein's would be cleaning the carpet in the office and community room on August 28th.

The Decatur County Memorial Hospital has asked to host a free Flu Shot clinic on September 28th from 9AM – 12PM in the Community Room. This would be for Decatur County residents 9 years and older. They will also be signing up those interested for a $25 heart and/or lung screening. Information about their providers will be available on this day. Doug Lecher asked if we would need DCMH to sign a liability waiver after a quick discussion it was determined that the hospital usually has the patient sign a waiver when giving flu shots. A motion was made by Angel to allow DCMH the use of the Community Room on September 28th from 9AM-12PM for a flu shot clinic with Randy Ostendorf seconding, motion carried.

Building Committee – Bill Ryle

The following building permits were issued in July:

• Lot 851	Gina Julien	Detached Garage	Approved
• Lot 1037	Dan & Judy Graves	Roof	Approved
• Lot 378	Justin & Karen Leisring	Addition	Approved
• Lot 1482	Rick Crawford	Roof	Approved
• Lot 32-32	Marion & Linda Burke	Roof	Approved
• Lot 9	Kenneth Meyer	Dock	Approved
• Lot 892	Harlan & Charlene Smith	Roof	Approved
• Lot 1389	Tim & Lori Tennell	Outbuilding	Approved
• Lot 574	Ron & Marcia Winters	Dock	Approved
• Lot 1027	DeWayne & Mary O'Sullivan	Pool/Deck	Approved

Clean Up – Bill Ryle

The Clean Up Committee did not make rounds in July but would be looking at going out in August.

Roads & Maintenance – Doug Lecher

Doug provided the following report in regards to Maintenance:

- Rip Rap was added to the beach areas.
- Polly and her husband Terry will continue to be involved in the construction of the sports courts.
- The asphalt that was under the mats on the courts is in great shape. The majority of the fence posts we will be able to reuse and only a few will need replaced.
    - A member did ask since the surface will be asphalt will it drain properly. Doug stated that yes; we will make sure it does.
- A few new tires were purchased for the Kubota mower.
- Half of the main parking lot has been resealed and the other half will happen soon along with the striping.
- Stone was added on Kiowa Trail near the 5 points intersection.

Security – Mike Manlick

Bill Ryle provided the report for the month of July to allow Mike time to get familiar with the Security Committee. Bill stated that safety is still the biggest priority for Security at this time. We need lots of extra eyes when you're out and about. If you see something wrong please get the lot number or license plate and call Security, if you can't get the number try and get the color or make of the boat or vehicle. Security will follow up on all issues reported. A member in the audience asked why there hasn't been a gate guard at the back entrance and it was stated that some of our summer help has gone back to school.

OLD BUSINESS

ATM - It was again brought up that First Financial Bank would be removing the ATM from the main parking lot. Carol stated she was meeting with them on Friday and would like permission to ask for it to stay through Labor Day weekend. She asked for a motion to request the ATM stay at a minimum through Labor Day weekend with Doug Lecher providing a second, motion carried.

NEW BUSINESS

No new business to report at this time.

MANAGER'S REPORT

No report for the month of July.

There being no further business, Doug Lecher moved to adjourn, seconded by Randy Ostendorf, motion carried. The next regular meeting will be held on September 11, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary