LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 11, 2019

The Lake Santee Property Owners Association Board of Directors met on December 11, 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, Bill Ryle, Autumn Hurm, Mike Manlick, and Andy Laudick. Employees present were: Rick Crawford (1482) and John Lecher. Members present were: Richard & Judy Veach (1384), Steve Fisk (905), David Plew (924), Jane & Jay Newburn (1370), Clair & Nancy Fredrickson (348), Paul Gosnell (1147), Charlie Hocker (936), Charm Seright (121), Beth & Nathan Walsman (1568), Clay Kellerman (561), Tom & Jodi DePalma (218), Kyle & Betsy Kennelly (906), Valerie & Bill Collings (1387), Vicki Wilson (510), Mike Schlacter (746), Tony Adelman (198), Scott Gibbs (352), and Chris Ehrhard (915).

President Gibbs called for a review of the minutes of the November 13, 2019 meeting. The minutes were approved on a motion by Carol Goodwin, 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 review.

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

B&C Rental Sales	$	79.17	Lake Santee RWWD	$	436.86
Best Way Disposal	$	876.64	Lecher, John	$	119.68
Cardinal Pest Control	$	45.00	New Point Stone	$	1,179.26
Cardmember Service	$	147.15	Premier Companies	$	947.76
Colonial Life	$	152.31	RBSK	$	65.39
Crawford, Rick	$	35.00	Solutions	$	95.00
ETC	$	972.27	Stone's Farm Service	$	35.71
Greensburg Tool	$	140.36	Summit Microsystems	$	50.00
Harrison Sand & Gravel	$	867.46	Tops Home Center	$	20.30
Lake Santee Marina	$	259.41	Total:	$	6,524.73

Bills Paid Prior:

Cutrufelli, Fae	$	14.50	Metlife	$	345.15
Byrd, James	$	250.00	Wallpe & Trenkamp, Inc	$	1,292.99

Purchase Power	$ 217.98	Total Prior to Meeting:	$	2,120.62
		Total Disbursements:	$	8,645.35

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- Charm Seright with the Lake Santee Friends of Wildlife stated they still have some calendars available for a $5 donation. She went on to tell a story about the multiple uses of the beautiful calendars.
- Bill Collings told a little joke and said that since Andy is the new Recreation Director and the two prior Recreation Directors are now President and Vice President that he must be on the short list.
- A member in the audience asked some basic questions in regards to the restaurant and the history of the restaurant.
- Vicki Wilson gave a passionate speech in regards to protecting the green space around the subdivision and needing to protect our watershed.

CORRESPONDENCE

John Lecher reported that he received notification from German American Bank that after further review they do not have any interest in placing an ATM at Lake Santee as it is not feasible for them.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol paused her report to allow Nathan Walsman an opportunity to speak on behalf of the Working Group that was formed by a variety of boaters. Nathan did want to add although he is providing the results from the committee his personal preference on behalf of the wake surfers would be for no new rule. Nathan stated it is very important for everyone to understand the rule and what it will take to make it successful. We need to encourage all members to be mindful and cautious during the surfing hours. It is noted that you will have larger wakes during those hours and if you don't want to go through them to turn around before getting to the designated surfing area. The committee will hopefully continue to meet monthly and at the end of the season will present to the board their findings on how it went. Communication between boaters of all types will be a key factor with this rule change as there now is a forced turn area that we are not currently accustomed to.

Carol went on to read Rule 5.6.

Rule 5.6 – Water Sports (Skiing)
Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start Saturday of Memorial Day weekend through the end of day Monday of Labor Day weekend. Wake surfing will only be allowed in the area from the dam northward to the second cove north of the main beach on the west side. This area will be designated by specific buoys marking the northern most border. While wake surfing, boats must stay 200 feet off the shoreline at all times. Wake surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake.

This was the third and final reading of rule 5.6, Carol Goodwin made a motion to accept as read with Bill Ryle providing a second, with six voting in favor and two voting against.

Recreation – Andy Laudick
Andy stated there was a good turn out for The Dam Thanksgiving Day Race with the Decatur County Hospital Foundation. They had 90 individuals in attendance with only 40 of those having pre registered. They have already asked for approval for 2020. Andy made a motion for approval to allow the Decatur County Hospital Foundation permission to hold the 2020 The Dam Thanksgiving Day Race. Carol Goodwin seconded the motion, motion carried.

Andy also asked for a motion to approve the 2020 Bass Tournament dates as provided by Chip Ayers which includes the following: April 19th, May 17th, June 14th, July 19th, August 16th, and September 27th. All tournaments are six hours in length. Randy Ostendorf seconded the motion, motion carried.

Don't forget the Christmas Lighting contest will take place on Saturday (December 14th) along with Breakfast with Santa in the Community Room from 9-11AM with the Kiwanis Club providing breakfast. Santa is expected to arrive at 10AM.

Lakes & Beaches – Randy Ostendorf

Randy reported the last measurement from Brandon had the lake was down 2.5 feet. On Friday, December 13th, Brandon will be opening the secondary gate. Randy is waiting for the lake to get low enough that he can evaluate the end of the boat ramp to see if repairs are needed.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 811-812 Jerry Kasting & Alycia Rozen

- Lot 592 Roger Ruff & Brenda Edwards

Community Room Committee – Angel Hocker
Angel reported that the normal activities took place during the month of November.

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

• Lot 692	Ed Coffey	Replace Siding
• Lot 737	Walter Jerrell	Outbuilding
• Lot 20	Doug Banks	Replace Shingles
• Lot 759-763	Brian Gard	Add Driveway
• Lot 580	Gary Fields	Addition
• Lot 802	Philip Haehl	Replace Siding & Deck
• Lot 1185	Chad Lovitt	Breezeway/Garage
• Lot 68	Dave & Joyce Eddy	Home
• Lot 213	Susan Fortman	Boat Dock Updates
• Lot 1499	TK Constructors	Home

Clean Up – Bill Ryle
Bill had nothing to report in regards to the Clean Up Committee at this time. A member in the audience did inquire about a black dump truck near the east beach. It was determined this matter would be looked into further.

Roads & Maintenance – Autumn Hurm
Autumn reported that she spoke with Brandon and the salt/sand has arrived and we are ready for when the bad weather hits. She also added that since we typically pave every other year there would be no paving in 2020.

Security – Mike Manlick
Mike reported that things are starting to quiet down on the Security front. He did state with the upcoming winter season please be aware of slick spots on roadways and use caution. His Security sub-committee is in the process of being formed. Mike did add that this year he would be putting together information on boating awareness with tips to keep our lake safe. The key to growing awareness is for consistent enforcement of water rules. A member in the audience asked that the board retain the boating quiz included with the membership packet.

OLD BUSINESS
Dam Bridge Repairs – The engineering drawings have been received. We have sent them to contractors to be bid. Once the bids are back we will forward to the insurance company to get the repairs started. This is a slow moving process.

Restaurant Contract – President Gibbs reported that the Board of Directors was notified that Stacy would not be renewing the Dockside lease after all. Dockside will be closing when the lease expires at the end of the month. A few parties interested in leasing the space have contacted the Board already. A sub committee has been formed and they will work with the interested parties. The committee consists of Carol Goodwin, Mike Manlick, and Bill Ryle. A member in the audience referenced the restaurant income from the Treasurer's report and stated the rent amount seemed very low. President Gibbs went on to explain that the rent is really just to cover the expenses incurred by the POA, all rent money collected goes back into the operation and support of the operation of the restaurant.

NEW BUSINESS
There was no new business to report.

MANAGER'S REPORT
Payroll Provider – John requested to move from our current payroll provider to RBSK as they are a full-service payroll/time-keeping provider. This will allow our employees to have online access to their paystub and W2, PTO tracking, and 24/7 access for reporting. The monthly cost is $165, which puts the annual cost at $1,980. Carol Goodwin made a motion to switch to RBSK with Randy Ostendorf seconding, motion carried.

Employee Benefits – John requested that we update our vacation package that currently has three categories of time off (vacation, sick, personal) to a lump sum PTO as presented to the Board of Directors in the executive session. Carol Goodwin made a motion to switch to lump sum PTO with Mike Manlick seconding, motion carried.

Annual Mailing – John presented to the Board of Directors the contents for the upcoming annual mailing. A motion was made by Angel Hocker to accept as presented with Carol Goodwin providing a second, motion carried.

Aquatic Control - John presented to the Board of Directors the payment for the 3rd year of our current contract with Aquatic Control for the lake treatment. The payment will be $36,909.52. Carol Goodwin made a motion to move forward with the payment and Randy Ostendorf seconded the motion, motion carried.

There being no further business, Randy Ostendorf moved to adjourn, seconded by Stephanie Peetz, motion carried. The next regular meeting will be held on January 8, 2020 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary