LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
July 10, 2024

The Lake Santee Property Owners Association Board of Directors met on July 10, 2024 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Mary Tapke, Gina Julien, Autumn Hurm, Aaron Fitzgerald, and Ryan King. Employee present was Rick Crawford. Members in attendance were Chris Elmore (530), Bruce Bryan (842), Jeff Mackzum (1656), Karen Leisring & Ed Nungester (378), Joyce & David Eddy (68), Kim & Craig Stilwell (201), Donna Knight (108), Mark Hirt (1107), Mike & Jenny Bird (1499), Steve & Deb Yost (803), Dave Julien (851), Nancy Ranz (601), and Paul Gosnell (1147).

President Knight called for a review of the minutes of the June 12, 2024. The minutes were approved unanimously on a motion by Nathan, seconded by Ryan.

Nathan 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	$	122.00	New Point Stone	$	602.98
Blodgett, Eric	$	300.00	Premier Companies	$	2,502.77
Colonial Life	$	219.10	Purchase Power	$	1,237.50
Crawford, Rick	$	35.00	R B S K	$	5,608.00
Crossman Fire & Safety	$	350.00	Richards, Pat	$	300.00
Dec Co REMC	$	1,197.54	Rivera Screenprinting & Embroi	$	132.00
Elan Financial Services	$	2,219.39	Rumpke of Indiana	$	1,376.05
Gillman Home Center	$	325.75	Scheidler Brothers, Inc.	$	74.89
Haboush, Debra	$	105.00	Stone's Napa, Inc.	$	33.36
Harrison Sand & Gravel	$	14,630.75	Summit Microsystems	$	50.00
IN Dept of Revenue	$	2,800.00	Telispire	$	105.00
JS McCullough Excavating, LLC	$	76,760.00	The Office Shop	$	915.32
Julien, Gina	$	137.11	Tops Home Center	$	371.74
Justus, Richard	$	45.97	Total	$	129,280.80
Laine Chemicals, LLC	$	2,951.39	*Bills Paid Prior*		
Lake Santee RWWD	$	638.25	Gornowicz (dupl pmt refund)	$	1,430.00
Lecher, John	$	410.20	JS McCullough Excavating, LLC	$	139,155.00
Leising Excavating Inc	$	520.56	IN Dept of Revenue	$	2,800.00
LSRWWD	$	3,216.99	IN Dept of Revenue	$	10,886.00
Mc Reynolds IT Solutions	$	51.90	E&S Duct Cleaning	**$**	515.00
Meyer, Bernard	$	2,516.16	The Nice Law Firm	**$**	237.00
Municipal Electronics	$	80.00	Pitney Bowes Global (ACH)	$	212.61
Murphy Insurance Agency	$	2,172.00	**Total all disbursements**	**$**	**284,516.41**

Marina					
Dec Co REMC	$	137.46	Lake Santee RWWD	$	275.79
First Financial Bank	$	325.62	New Point Stone	$	486.12
G P C	$	179.61	R B S K	$	90.00
Lake Santee POA	$	10,881.09	**Total all disbursements**	**$**	**12,375.69**

After presentation, the bills were approved unanimously for payment on a motion by Nathan, seconded by Gina.

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member stated that this year's car show had 75 cars in attendance. The crowd was very large and generated quite a bit of business for the restaurant. There were 22 sponsors for the event and the event raised $1400 for the Clarksburg Fire Department and $1400 for Decatur County for Kids. The event will be looking for additional volunteers to help with the event next year.

CORRESPONDENCE

- Received an email concerning shoreline erosion along a member's property. John informed them that we would be making rounds from a boat reviewing the entire shoreline to identify areas needing improvement.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 7.13 1st Readings

Proposed Rule 7.13

Fishing is not permitted on the marina fuel dock. It is not permitted to leave fishing items on the fuel dock. These items include, but are not limited to, bait, bait containers, hooks, lures, or any other fishing tackle.

Rationale:

Several fishing items have been left on the fuel dock including hooks and lures that cause a safety issue in a high traffic area.

Nathan made a motion to accept the 1st reading, Autumn seconded the motion, and the motion passed with Mary voting nay.

Recreation – Mary Tapke

The following recreation events occurred since the June 12, 2024 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday except July 7
- Roger Brown and Borrowed Tyme band – June 22
- DJ at Main Beach (afternoon), Nuttin Fancy band & Fireworks – July 6
- Youth Fishing Tournament – July 7

Upcoming recreation events include:

- Bid euchre - every Tuesday

- Trivia – every Thursday
- Music trivia - every Sunday
- Farmer's Market – July 27 and August 31
- Community Picnic – August 3
- Fusion Band – August 24
- Lincoln Street Band – August 31

Community Room Committee – Mary Tapke
There were three (3) Community Room rentals and two (2) Shelter rentals in the month of June.

Lakes & Beaches – Gina Julien
Shoreline Erosion Control:

In 2021, the Lake Santee Property Owners Association's Board of Directors made the decision to address the sedimentation in the lake. The first phase was to begin regular dredging to remove approximately 100,000 cubic yards of sediment in the lake. The estimated cost was $2,000,000. The second phase was the Creekbank Stabilization and Sediment Pond project to reduce the amount of sediment entering the lake. This project was completed this spring totaling $771,513.

The next phase is to address individual property owner's shorelines that need improvement with errosion control. We recently evaluated every shoreline around the lake and identified 26 properties that needed complete or partial shoreline protection. We are sending letters to property owners asking them to take errosion control measures as needed. They are asked to reach out to John Lecher for questions or input regarding the type and amount of stabilization needed based on the location.

Youth Fishing Tournament:

On Sunday, July 7 we had our annual youth fishing tournament with our largest number of participants ever. A total of 31 anglers ages 3 to 14 years old took to the shores of Lake Santee to catch the largest fish, the most fish and the smallest fish for bragging rights and prizes! Trophies were presented to four age groups (from 3 years to 14 years old) and door prizes and goodie bags were provided to participants. Following the event, we had lunch and celebrated the fish stories from the young anglers. Thank you to volunteers: Bill Ryle, Chris Bennett, Josh Hardwick, Gary Hampton, Jeff Davis, Jenny Bird and Dave Julien. A special thank you to Chris and Ronda Bennett and Josh Hardwick for the donation of trophies, fishing rods/reels, tackle boxes, "Lake Santee Youth Fishing Tournament" tee-shirts, lures and so much more. Your generosity is very much appreciated!

Annual Fish Stock:

Aquatic Control has submitted their proposal for the annual fish stock. The recommendation this year is as follows: 3,500 largemouth bass – four to six inches in length and 1,500 Hybrid Striped Bass – four to six inches in length.

Gina made a motion to approve fish stock from Aquatic Control in the amount not to exceed $11,235.00. Nathan seconded the motion, and the motion passed unanimously.

Fisheries Analysis Survey:

Every three years we engage with Aquatic Control to perform a fisheries analysis survey to determine health and for recommendations for preservation and/or improvement of fish population. The survey will include electrofishing of selected shoreline areas, basic water chemistry (dissolved oxygen/temperature profile, surface water tested for pH, alkalinity, hardness, total phosphorus and total nitrogen) and a detailed report including graphs, tables and summary. Fish survey will be scheduled for the fall of 2024 with data analysis and report preparation completed by February 28, 2025.

Gina made a motion to approve the fishery's analysis survey to be conducted by Aquatic Control in the amount not to exceed $3,000.00. Mary seconded the motion, and the motion passed unanimously.

Membership – Polly Fox

We had eight (8) new memberships to report in the month of June, including:

Chris & Laura Elmore	530
Christina Miller	1535
Keirsten Lynette	1051
Zachary & Ashlee Green	1452
Jerry & Shannon Gordon	1537, 1538

Marina – Shop, House & Store - Polly Fox

Final Marina Services for Spring through June, 2024:

- Boat prep - 40
- Boat pickups - 60
- Tritoon cleanings - 2
- Oil changes - 11
- Boat delivery - 5
- Pontoon/hull cleanings - 10
- Interior cleaning - 4
- Yard Storage - 14

We are excited to announce that we signed a lease on June 13, 2024 for the Marina Service Shop. Dave & Diane Armontrout are operating Lake Santee Marine Service. They will be offering full boat repair and services. They previously owned and operated a boat repair shop in North Carolina for 18 years. You can reach them by phone at 812-527-2400 or email at marina@lake-santee.com. Their Summer hours will be:

Tuesday - Saturday 9:00 - 5:00
Sunday - 10:00 - 2:00
Monday - Closed

The Marina House is operating as Lakeview Wellness. Please visit their website at lakeviewwellness.org to learn about current and upcoming programs. Also, be sure to read the "Our Story" section on the website to learn more about Kristen Evans and Sally Kennedy. We are excited to see their growing team of dedicated volunteers and health and wellness professionals work hard to bring a space for community wellness to life at Lake Santee. The Lakeview Wellness debut yoga program on July 4th had over 30 people attend. It was designed for everyone and ended with a relaxing "sound bath." We are blessed to have such an amenity developing and available to all of us right here within our community.

Please continue to support Robbins on the Dock at the Marina Store.

Building Committee – Ryan King

The following Building Permits were issued in June:

Luke Pierson Const	1053	House
Andrew & Brooke Hocker	1415	House
Greg Niese	1051	Asphalt shingles
Mary Fox	366	Asphalt shingles
Aaron Bischoff	492	Outbuilding
Tim & Barb Hanson	1224 & 1225	Culvert
Mike Manlick	350	Boat Dock
Jennifer Asher	503	Pool concrete
Chris Thoreson	1365	Driveway pad
Mike & Laura Breedlove	849	Drainage tile
Bobby Pierson	177	House

Clean Up – Ryan King

Five (5) letters were sent out from water side cleanup rounds.

Roads & Maintenance – Aaron Fitzgerald

- Gravel road maintenance continues with the addition of gravel where needed and spray coatings.

- We have members in three (3) areas interested in funding the asphalt paving for their gravel roads. Areas include:
  - Pawnee, Shoshone
  - Dru Cove
  - Seneca, Oneida, Sequoya, and part of Itawamba.

Security – Autumn Hurm

Thank you all for being aware and considerate of the large amount of congestion on the roads and lake over this past Fourth of July. Recognizing that our lake is small and narrow at some points, and using awareness to the boats around you is key to navigating successfully around Lake Santee.

Brief review of a few rules for boating:

1. Slower boat traffic should stay closest to the shore. If you are running your boat at no wake/idle speed you can go to the RIGHT of the 100 feet buoys that dot the shoreline. You may only pass a boat on their right/ your left if that boat is center on the water, and you have room between their boat and keeping 100 feet from shoreline to safely pass at above wake speed.

2. ALWAYS travel counterclockwise and join the boat traffic yielding to the right when entering from the coves.

3. If the traffic is heavy ahead while driving, the boats ahead have the right of way. You MAY need to drop your skier or tuber if there is no safe passage ahead when the lake is crowded.

4. DO NOT BOAT IN CIRCLES OR DONUTS if there is other boat traffic on the lake. YOU must follow the lake flow of traffic and cannot circle back and cross the path of oncoming boaters.

5. Floating on lake is allowed in no wake zones and 50 feet from shoreline on the main lake only. But please be aware floating on the main lake when it is busy is not always safe.

A few additional reports of missing gas primarily from pontoon boats over the last few weeks. PLEASE continue to be vigilant on reporting unusual activity on the water especially through the night, please consider having camera access on your dock if it is available and report any tips to the

office or security. The deputies have been involved and are in the process of assisting us in our action plan to find the people involved in the crime.

OLD BUSINESS

- Liability meeting – The board met to discuss a variety of liability issues – everything from DUI checkpoints to certificates of liability for those wishing to use the lake facilities. The board determined that we would require certificates of liability insurance from our lessees. Other licenses and board of health certificates are the responsibility of the lessees.

- The board also determined that we would require certificates of liability from any club wishing to use Lake Santee facilities, which include all or our playgrounds, roads, and public spaces. This does not apply to an event that comes through our main entrance and goes directly to the restaurant and leaves through the main entrance.

NEW BUSINESS

- Election committee - Consists of Nancy Fredrickson, Valerie Collings, Deb Yost, and Nancy Ranz. Nathan made a motion to accept the Election committee. Ryan seconded the motion, and the motion passed unanimously.

- Booster Club replacing retaining wall and bushes by the office - Gina made a motion to allow the Booster Club to replace the retaining wall and bushes by the office. Aaron seconded the motion, and the motion passed unanimously.

MANAGER'S REPORT

Ballots for the Board of Director's election were mailed on July 8th. Please review the candidates and vote for up to 3. Ballots must be returned in the return envelope with your name and lot number provided. The deadline for returning ballots is by 1:00 PM August 10th at the lake office.

The 2024 Annual Meeting of the Lake Santee Property Owners Association will be held Sunday, August 11th at 2:00 PM.

Members wanting their shoreline dredged can contact McCullough Excavating to get on their list. Once the community dredging is complete, they will contact you to see what you want done and quote you. Please contact them via email: shannon@mcculloughexcavating.com or by phone at 765-386-6514 and let them know it is at Lake Santee.

There being no further business, Autumn moved to adjourn, seconded by Mary, motion carried unanimously. The next regular meeting will be held on August 14, 2024 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the August 14, 2024 meeting.

Respectfully submitted,
Nathan Walsman, Vice President