**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**
**BOARD MEETING MINUTES**
**January 12, 2022**

The Lake Santee Property Owners Association Board of Directors met on January 12, 2022 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Andy Laudick, Nathan Walsman, Mary Tapke, Ryan King, and Shannon Gibbs. Directors attending via telephone were Gina Julien and Bill Ryle. Employees present were John Lecher and Rick Crawford. Members present were David Roa (1383), Tom & Jodi DePalma (218), Nancy Fredrickson (348), Bob & Karen Kasee (760), Paul Gosnell (1147), Kevin Choate (440), Al Bryant (101), Beth Walsman (1568), Jay Power (1190), Brad & Jenni Hanna (206), and Donna Knight (108).

President Knight called for a review of the minutes of the December 8, 2021, meeting. The minutes were approved on a motion by Shannon, seconded by Ryan, and the motion was approved.

Nathan Walsman 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:

| | | | | | |
|---|---|---|---|---|---|
| Cardmember Service | $ | 504.30 | Stone's NAPA | $ | 1,208.84 |
| Cardinal Pest Control | $ | 45.00 | The Office Shop | $ | 29.03 |
| Colonial Life | $ | 97.00 | The Office Shop | $ | 253.59 |
| Crawford, Rick | $ | 35.00 | Summit Microsystems | $ | 50.00 |
| Deb's Cleaning Service | $ | 106.00 | Telispire | $ | 134.00 |
| Dec Co REMC | $ | 1,418.43 | Wallpe's Feed & Supply | $ | 54.00 |
| Eads Murray & Pugh | $ | 126.00 | | $ | |
| G P C | $ | 838.33 | *Paid Prior* | $ | |
| Lake Santee Marina | $ | 569.84 | Carman, Mark | $ | 75.00 |
| Lake Santee RWWD | $ | 540.50 | Carter, Ryan | $ | 300.00 |
| Lecher Farm Service | $ | 36.36 | G P C | $ | 836.18 |
| Lecher, John | $ | 699.74 | INtime (Sales Tax) | $ | 203.36 |
| Levenstein's | $ | 95.00 | IN Dept of Rev | $ | 978.96 |
| OEM Diesel Performance | $ | 901.75 | Pitney Bowes | $ | 212.61 |
| Pitney Bowes | $ | 839.58 | Purchase Power | $ | 208.99 |
| Premier Companies | $ | 1,720.50 | Rydin Decal | $ | 2,926.61 |
| | | | St. Catherine of Sienna | $ | 100.00 |
| | | | **Total all Disbursements** | **$** | **16,144.50** |

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

**MEMBER INTRODUCTIONS AND COMMENTS**

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

- Member asked about the cost for printing shown in the bills. John stated the cost was for the boat and cart decals.

- Member asked about the mowing rule and moving it back 10 days versus adding an extra mowing. Member suggested a fourth mowing to take care of the weeds and long grasses. John stated this is based on the current contractor. Member had a second comment asking why the silt and sediment was done as a regular dues/assessment increase versus a special assessment to avoid the additional MLA charges. Steve stated that special assessment need specific dollar amounts for a special assessment. Member stated concern that the exact price for the project is not known. Steve stated that it is impossible for us to know exact costs at this time due to fluctuations in prices.
- A member stated that the dues increase amounts to about 66 cents a day so let's just get going on the project.
- A member stated that he would like to see a training video prepared for our security team. The member suggests John and Mike consult Decatur County law enforcement for special training. The member stated we have a speeding problem among membership but the monthly report shows that no tickets were issued. He believes security will be more comfortable in enforcing these rules with training. Rick Crawford stated that they are putting together a training plan.
- A member stated that Steve did a great job with the north end presentation and that the slides and presentation were well done.

**CORRESPONDENCE**

- A member emailed stating they are glad we are moving forward with a solution for the silt. They asked about when the project would start and when dredging in the fishing cove would start. John informed them the project is scheduled to start in spring of 2023. Fisherman Cove dredging is scheduled to start in 2025. It has 90% of silt in the entire lake and will take about 12 years to complete.
- A member emailed wondering if the silt program needed a membership vote. John informed them that the assessment does not require a membership vote. Our By-Laws give the Board of Directors the fiscal responsibility to set the annual assessment based on yearly budget including maintenance, improvements and emergency or sinking fund reserve.
- 5 other members expressed their support of the silt program via phone and office visits. 1 member called in to express their displeasure with the $240 increase. Too much at once.
- A member called the office about new rental boat docks going in on Tract 1E. John confirmed that Tract 1E was under consideration. The member expressed their opposition to this location. John informed them that their concern would be forwarded to Board.
- A member emailed after reviewing the Wetlands presentation to express their appreciation for what the Board is doing to preserve the health of the lake.
- A member emailed after the January 6th Wetlands presentation to express their support for the program and understand the need to increase the budget to maintain our community.

**COMMITTEE REPORTS**

**Rules & Regulations – Andy Laudick**

**2nd Reading**

**Current Rule:** 11.7 All lots must be mowed and properly maintained. Lots must be mowed not later than May 16 for the first mowing, July 1 for the second mowing and August 16 for the third mowing. Lots not mowed by the owner will be mowed by the Association and the property owner will be billed for services at a rate determined annually by the Board of Directors. Failure to pay mowing bills may result in a lien being filed on that lot, and will affect membership status.

**Proposed Rule:** 11.7 All lots must be mowed and properly maintained. Lots must be mowed not later than

May 16 for the first mowing, July 1 for the second mowing and August ~~16~~ **26** for the third mowing. Lots ~~not mowed by the owner~~ **with 10" of grass and/or weeds** will be mowed by the Association and the property owner will be billed for services at a rate determined annually by the Board of Directors. Failure to pay mowing bills may result in a lien being filed on that lot, and will affect membership status.

**Rationale:** Moving the date back will leave the grass shorter going into the winter. The contract with the mowing contractor states 10" of growth, but not in the rule.

The board decided to table voting on the 2nd reading until further discussion based on a member request to consider a 4th mowing to keep grass from getting so high after the August date.

**2nd Reading**

**Current Rule:** 13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

**Proposed Rule:** 13.10 Each fall the water level will be lowered beginning the second week of October and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened **or closed** at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

**Rationale:** Adding "or closed" will allow the Board to close the gate early for dredging or other LSPOA/LSRWWD needs.

Mary made a motion to accept the second reading, Shannon seconded the motion, and the motion carried. Andy made a motion to accept a third and final reading of the rule, Nathan seconded the motion and the motion carried and the rule was approved.

**2nd Reading:**

**Proposed Rule:** 1.18 If the LSPOA Board becomes aware of any person that is required to register as a sex offender or violent predator on any Sexual Offender or Violent Predator Registry, that individual will be suspended from membership privileges which include but are not limited to voting rights, the use of any LSPOA owned property, lake, beaches, access areas, picnic and recreation facilities, as well as the roadways owned by the association except, they shall not be denied the use of the roadway to gain access to their own property. The individual is also prohibited from participating as a guest of any member who is utilizing any lake membership privileges.

**Rationale:** Prohibit sex offenders from access to the public.

Ryan made a motion to accept the second reading, Nathan seconded the motion, and the motion carried.

**Recreation – Mary Tapke**

Mary has been working on a draft of the upcoming recreation schedule. Mary made a motion to approve the 2022 calendar, Ryan seconded the motion, and the motion carried and the proposed schedule was approved.

**Lakes & Beaches – Gina Julien**

1. On January 6 and January 8, LSPOA President – Steve Knight, gave a presentation detailing the Lake Santee Wetlands & Conservation Program and future dredging plans. The wetlands and erosion control design proposal were developed by the engineering firm, FPBH, which we hired in March of 2021. As previously reported, FPBH conducted a rather extensive and comprehensive review/study of the lake health, sediment flow and siltation throughout the lake. This information was delivered to us in a 246 page document that we received in December of 2021. From the information FPBH gathered in their seven-month study, the best solution for greatly reducing the 3000 – 4000 cubic yards of sediment entering our lake on an annual basis was presented to the community along with associated costs. A full detailed design will be generated and presented to three government agencies for approval and permitting. We anticipate start of construction in the spring of 2023.

   The dredging program was also presented during these two community informational meetings. The program includes dredging every two years, beginning with the completion of Pirates cove in March of 2022.

   The slide presentation is available on the Lake Santee Website and Facebook Page.

2. This year during the winter lake level draw down, we reached a level 48" below normal/summer pool. Our typical dam valve closure date is March 1 to begin bringing the lake level back up. In order to complete dredging in Pirates cove, we need to initiate raising the lake earlier than normal.

   **MOTION**: Steve would like to motion to close the dam valve gate on or around February 1st. In an effort to avoid damage from freezing, this would be weather permitting and upon discretion by the Lake Manager. Shannon seconded the motion and the motion carried.

3. As previously discussed and as noted in ads placed in the Smoke Signals over the last several months, we are informing and educating all members of the dangers of zebra mussels and other invasive species. Inadvertent transportation of zebra mussels from boats, trailers, and water ballast tanks are some of the sources of contamination brought from one body of water to another. It is **imperative t**hat if you are bringing a boat from another location (whether a newly purchased boat or from a trip to another body of water), that you do the following (as per Department of Natural Resources):
   -Inspect and remove aquatic plants, animals and mud from boat, motor and trailer.
   -Drain water from boat, motor, ballasts, live well, bilge and bait containers
   - Dispose of unwanted live bait and worms in the trash
   -Rinse boat and equipment with high-pressure and/or hot water (140*F), especially if moored for over a day -OR-
   -Dry everything for at least 5 days before launching into Lake Santee
   -Never introduce fish, plants, crayfish, snails, or clams from <u>one body of water to another or from a fish tank.</u>

   ***Unauthorized introduction of fish, plants, or zebra mussels from one body of water to another is <u>illegal</u>. An invasion of zebra mussels into Lake Santee can clog our water system, damage equipment, boat motors and our ecosystem thus costing hundreds of thousands of dollars to mitigate.**

4. The annual Indiana Lakes Management Conference is being held in April. Some of the topics include: Regulations, Invasive Species Management, Wetlands, Grants and Fundraising (to name a few). All these topics are relevant to our current Lake Santee situation and will be a beneficial educational opportunity.

   **MOTION:** Per Gina's request, Steve made a motion to for an amount not to exceed $1,300 to cover the cost of conference fees and travel expenses for the Lake Manager and Gina to attend this conference. Andy seconded the motion and the motion passed.

**Membership –**
There were two new members in December.

**Community Room Committee –**
The community room was rented two times in the month of December.

**Building Committee – Ryan King**

The following building permits were issued in December:

| | | |
|---|---|---|
| • John & Marilyn Logan | 405 | Home Addition |
| • Shelton Roberts | 878 | Boat Dock |
| • Chris & Sarah Denman | 1562 | House |
| • Jeff & Cindy Griffith | 1590 | House |
| • Ryan Kennelly | 563 | Boat Dock |
| • Gary Salemme | 464 | Culvert |

**Clean Up – Ryan King**

Winter clean was completed 1/7/22.

Lots on clean up list – 43
Lots added – 1
Lots with building violations – 1
Lots with clean up violations – 3
Courtesy letters – 1
2nd letters – 4
3rd letters – 1
Thank You letters – 10
Lots on watch list – 22

Reminder to all members that Christmas is over and it is time to start getting outside decorations put away.

**Roads & Maintenance – Bill Ryle**

Bill had nothing to report for this month.

**Security – Mike Manlick**

Mike had nothing to report for this month.

**OLD BUSINESS**

No old business to report.

**NEW BUSINESS**

- Management Agreement – Steve explained that the RWWD does not have their own employees, office space, office equipment, etc., so an agreement has been established between the POA and the RWWD to share staff and resources across both entities. The Management Agreement, which is renewed annually, facilitates this sharing and related reimbursement to the POA. For the fiscal year, the POA is proposing an annual management fee of $113,819 for sewer operations. For the water operations, the POA is proposing an annual management fee of $107,857, for a total fee of $221,676. These have been reviewed and approved by the RWWD Board of Trustees. Nathan made a motion to approve the management agreement, Shannon seconded the motion and the motion carried.
- 2022-2023 Budget – Steve stated our by-laws require a balance budget be proposed which we have achieved. Mary made a motion to approve the budget, Ryan seconded the motion, and the motion was passed and the budget was approved.
- Special Olympics Bike Ride Fund Raiser – A member who represents the Decatur County Special Olympics discussed the proposed fundraising event and the events that have been ongoing throughout the year. The proposed event will be a bike ride that will utilize the main parking lot to gather before the event and use the shelters for the event. A specific date is not yet determined but the date range is July 4th through mid September. Mary made a motion to accommodate the request for the event pending an acceptable date, Andy seconded the motion, and the motion carried.

**MANAGER'S REPORT**

Welcome back to the Board to Shannon Gibbs.

Members that weren't able to attend the Silt/Sediment/Dredging Presentation can call me at the office to set up a one-on-one presentation.

Thank you to Ryan Carter and Brayden Laudick for help with the video and presentation for the Silt/Sediment/Dredging Presentation. Additionally, I want to Thank Ryan King, Gina Julian and the Lakes & Beaches Committee for their work over the last 3 years on the program.

The Bookmobile will resume visits to Lake Santee on January 31 from 12:30-1:30, then continue every other Monday.

There being no further business, Shannon moved to adjourn, seconded by Ryan, motion carried. The next regular meeting will be held on February 9, 2022, at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the February 9, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary