LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 9, 2026

Vice President Nathan Walsman called to order the September monthly board meeting of the Lake Santee Property Owners Association and welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met September 9, 2026 in the Community Room. Vice President Nathan Walsman presided and called the meeting to order at 7:30 PM. Other Directors present were Michael Dora, Jeff Haboush, Steve Gray, Debbie Richter, Abigail Anderson, Craig Stilwell, Ryan King, and Polly Fox (virtual). Members in attendance were Jim Schutte (557), Tim & Barb Hanson (1225), Kim Stilwell (201), Larry Nicks (567), John Foudray (1142), Tony & Connie Adelman (198), Deb Yost (803), Debbie Higinbotham (1338), Mark Hirt (1107), Tina Salemme (605), Cathy Gray (911), Tom & Jodi DePalma (218), Kevin & Nancy Dick (344), Karen Leisring & Ed Nungester (378), Chris Ehrhard (915), John & Lacy Hunt (912), Steve Gagliardi (914), Maurie & Carol Goodwin (285), Joe Hooten (371), Debra Haboush (536), and Stephanie Kathmann (548). Members attending online were Stephanie Schene (1133), Chad Weldishofer (604), and Maureen Lakin (1162).

Vice President Walsman called for a review of the minutes of the August 12, 2026 meeting. The minutes were approved on a motion by Craig and second by Ryan.

Michael gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Michael then presented the following bills to the Board for approval:

Aquatic Control	$	1,312.50		Rumpke	$	1,768.68
Best Way Disposal	$	671.34		Stone's Farm Service	$	256.33
Cardinal Pest Control	$	110.00		Stone's NAPA	$	105.63
Civil & Environmental Consultants	$	2,000.00		Summit Microsystems, Inc.	$	50.00
Colonial Life	$	330.96		Telispire	$	71.13
Elan Financial Svcs	$	4,781.07		The Office Shop	$	51.95
Gillman Home Center	$	27.57		Tops Home Center	$	1,103.24
Koenig	$	3,690.00		Walters Tire	$	903.09
Lake Santee RWWD	$	790.70		*Bills paid prior*		
Lecher, John	$	195.15		Circle City Pyrotechnics	$	9,000.00
Murphy Insurance Agency	$	927.00		Eddy, Joyce	$	250.02
New Point Stone, Inc	$	525.92		Purchase Power	$	89.59
Premier Energy	$	7,842.45		Verizon Wireless	$	237.88
RBSK	$	98.00		**Total Disbursements**	**$**	**37,190.20**

Marina

First Financial	$	243.70		Straber Oil, Inc.	$	9,640.97
Lake Santee RWWD	$	223.74		*Bills paid prior*		
Lecher, John	$	221.13		Straber Oil, Inc.	$	7,084.68
New Point Stone	$	1,564.49				
RBSK Partners	$	62.50		**Total all disbursements**	**$**	**19,041.21**

After presentation, the bills were approved for payment on a motion by Ryan, seconded by Steve .

MEMBER INTRODUCTIONS AND COMMENTS

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

- Member asked for the new board member's email to be made available in Smoke Signals
- Member stated that nobody was present checking beach passes over Labor Day weekend. Member also stated that someone is taking chunks of asphalt off the pickleball court.
- Member stated the white buoy and the orange surf buoy have been swapped and skiers are skiing too close to the shore.
- Member said maybe moving the surf buoy should be moved out to the white 100' buoy.
- Member wanted to clarify that Smoke Signals is not going broke as rumored but there are rising costs so please let them know if there are possible company sponsors.
- Member reiterated the concern for people boating too close to shore and said without markers it is very difficult to know.
- Member stated they joined online to hear the new proposed rules and hope to be able to give feedback.

CORRESPONDENCE

- Received an email from a member concerning a fishing boat without lights on. Security reviewed camera footage and contacted Chip Ayres, fishing tournament coordinator. Chip identified the boater and took appropriate action under the tournament guidelines.
- Received multiple emails and office visits from members on the proposed wake surfing rule. The information was forwarded to the full board.
- Received a request for a stop sign at intersection of Santee Drive. Abigail, John Lecher, Ryan King and John Foudray met to discuss this intersection. The group will propose signage at additional intersections. Material costs will be gathered and then additional funds requested this year or added to next year's budget.

COMMITTEE REPORTS

<u>Rules & Regulations – Nathan Walsman</u>

Original Rule

5.5 - No special equipment will be allowed on the Lake, such as jet skis, ski jumps, ski kites and other equipment used to perform special effects. This list is not all-inclusive and may at the Board's discretion include other equipment as it becomes available. The use of commercially manufactured ski booms will be allowed on weekdays, Saturdays and Sundays from green light AM to 12 noon. Booms will not be allowed on any holiday or any three-day weekend.

Proposed Rule

5.5 - No special equipment will be allowed on the Lake, such as jet skis, ski jumps, ski kites and other equipment used to perform special effects. This list is not all-inclusive and may at the Board's discretion include other equipment as it becomes available. The use of commercially manufactured ski booms will be allowed on weekdays, Saturdays and Sundays from green light AM to 12 noon. Booms will not be allowed on any holiday or any three-day weekend. **Ballast (water ballast and simulated ballast) that is designed for the purpose of increasing the height of the wake is permitted but only within the designated area from the dam northward to the second cove**

north of the main beach on the east side. This area will be designated by specific orange buoys marking the northern most border.

Rationale: Language was added to clarify that ballast is acceptable but language was also added to keep the use of ballast to the deepest and widest part of the lake.

Nathan made a motion to accept the first reading. Abigail seconded the motion and the motion passed

Original Rule

5.6 Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start of day 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 east 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.

Revised Rule

5.6 Wake surfing will not be allowed from 11am to 4pm on weekends and holidays beginning the start of day 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 east side. This area will be designated by specific **orange** 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. **A wake surfing permit will be required to engage in the sport of wake surfing at the above designated times and dates. Thirty (30) permits will be made available to anyone wishing to use wake enhancing equipment for wake surfing. The wake surfing permit will follow the member not the boat.**

A member:

a) Must own a wake surfing boat in order to obtain and retain a wake surfing permit.
b) Can retain their wake surfing permit for as long as they own a wake surfing boat and purchases a permit every year. Any lapse in renewal of the permit will require the permit to go on the membership waiting list. Permit year follows the fiscal year which is March of current year to February of the following year.
c) The board of directors shall determine from time to time the amount of fee to be charged for the permit.
d) The board of directors shall have the authority to revoke an owner's permit due to rules violations.

Rationale: With many communities not allowing wake surfing, the rule is intended to limit the amount of additional members coming to wake surf.

Nathan made a motion to accept the first reading. Steve seconded the motion and the motion passed. (Ryan was a nay vote).

<u>Recreation – Debbie Richter</u>

The following recreation events have occurred since the August 8th, 2026 LSPOA meeting:

- The Belair's Band -July 18th, 2026 (Rained Out, cancelled for this year and next year due to budget cuts.
- Farmers Market – was held Sat August 29th, 2026. We had 12 vendors and 3 farmers selling local produce. It was very well attended. I want to thank Mary Tapke for being there to greet our vendors and oversee the event! It was a great Event!

Labor Day weekend!!

- Project 19 Band – September 4th, 26
- Wade Griffin Music – September 5, 26

Upcoming Events

- Movie Night - Sept 12, Canceled
- Nuttin Fancy Band - September 25th at the Amphitheater
- Sapphire Express Band - September 26th at the Amphitheater
- Drum Circle - October 3, 26th at the Amphitheater
- Yoga at the Nature Habitat October 10th, 2026 at 9am led by Angela at our Lake Santee office.

Community Room Committee – Debbie Richter

There were 4 Community Room rentals and 1 Shelter rental in August.

Lakes & Beaches – Jeff Haboush

8/24/26: Ride along with Solitude Solutions showing our coontail and pond weed issues they believe we have a water imbalance issue. Follow up call on 8/26 with a supplier for them suggested their products as harvesting coontail creates more issues long-term. Sending us a plan and proposal with pricing.

8/26/26: Follow up call with CEC moving forward with spillway repairs to be done while water level is down for marina seawall replacement.

9/9/26: Follow up on site with CEC spillway repairs walk through.

Reminder of more aggressive lowering of lake this year. Boats off water by Nov 1st. Intended draw down levels are as follows:

10/10/26 - 6"
10/17/26 - 12"
10/24/26 - 18"
10/31/26 - 30"
11/7/26 - 42"

Membership – Steve Gray

We had 3 new memberships in the month of August.

Marina – Steve Gray

Marina Shop

This may be a good time to get with Pat and Chuck about scheduling them to get your boats out of the water in the fall.

Lakeview Wellness (Marina House)
Wellness Center - Construction has begun. The first phase of the marina renovation is officially underway, beginning with work in the Pool House. After a great deal of work behind the scenes, it is exciting to see the project moving forward. The new ADA-accessible entrance and wellness offices are also underway, with permitting expected to begin soon.

The reopening date for the pool is still to be determined; we are hopeful that it will reopen before the end of the year and they working hard toward that goal. In the meantime, Lakeview Wellness continues to offer wellness services and classes during construction. Visit lakeviewwellness.org to book appointments, view class information, and follow renovation updates. Any temporary class location changes will also be posted on the website.

Marina Sea wall – The Marina Docks and Gas Pumps will be removed by November 1st. Work will begin shortly after November 1st and is expected to be completed by December 1st.

Marina Store
The Store hours for September will remain the same through September
Sunday 12:00 pm - 7:00 pm
Wednesday 3:00 pm – 7:00 pm
Friday 1:00 pm – 7:00 pm
Saturday 10:00 am - 7:00 pm

For the first three weeks of October the store will be open as follows:
Saturdays 10:00 am – 5:00 pm
Sundays Noon – 5:00 pm

The last day open for the season will be Sunday October 18th.

Building Committee – Craig Stilwell
The following Building Permits were issued in August:

Bill & Heather Corya	804	Asphalt Shingles & Walkway
John & Lacy Hunt	912	Driveway Culvert
Marty & Stacy Meisberger	808	Dock
Matthew and Shelli Griffin	1486, 1487, & 1488	Siding & Windows

Clean Up – Craig Stilwell
A cleanup inspection round (by road) was conducted on August 18th 2016. The committee was looking for violations of the following two rules:

11.11 It shall be the responsibility of all persons owning, renting, leasing or controlling property including improvements thereon in the Subdivision to maintain such premises in a clean and orderly manner and to a standard conforming to other orderly premises within the Subdivision. No person shall abandon, neglect or disregard the condition or appearance of any property or improvements thereon so as to permit the same to become unclean, unsightly, unsanitary or offensive to the senses

of neighbors or other persons viewing such property. No person shall permit the unsightly accumulation of litter, waste or other materials on such property including, but not limited to, waste paper, boxes, rags, cans, bottles, glass, lumber, building materials, metal, unstacked firewood, garbage, brush piles, car parts, machinery, appliances or furniture for a period longer than ten days in any calendar year, unless specifically authorized in writing by the Lake Manager.

11.12 No person shall store in open view any motor vehicle, boat or trailer, which are incomplete, inoperable or in the case of motor vehicles, which are not operated on a regular basis.

As a result, 1 thank you letter, 6 courtesy letters, 2 second-notice letters, 1 third-notice letter, and 4 "fines continue" letters were sent to members related to rule 11.11. An additional 9 letters were sent to members related to rule 11.12. Please note, the wording of rule 11.12 makes it difficult to address boats and cars that are currently stored on members' properties because it isn't easy to determine if they are inoperable and/or not operated on a regular basis.

Roads & Maintenance – Abigail Anderson

- 12 locates
- Repaired main beach water slide.
- Applied last calcium chloride to gravel roads.
- Maintenance on equipment.
- Installed drainage swell at north entrance.
- Repaired water drains for marina furnace leak.
- Discussion to double chip and seal gravel roads
- Maintenance taking care of skunk invasion around the lake

Security – Ryan King

MILES- 2004
HOURS PATROL-465
HOURS ON CALL- 279
RADAR- 16
ROAD WARNINGS- 1
ROAD CITATIONS- 4
WATER WARNINGS- 1
WATER CITATIONS- 5
ROAD ISSUES- 5
WATER ISSUES- 7
ASSIST CVFD, DCSD, DCEMS- 1
ANIMAL CALLS DOMESTIC, WILDLIFE- 4
REMOVE NON-MEMBERS- 5
VANDALISM- 1 (DONUTS IN MAIN PARKING LOT)
PROPERTY OWNER CALLS- 35
RV/CAMPER CHECKS- 6
GOLF CART INSP.- 0
SOLICITORS- 3

SECURITY REMINDERS FROM THE TEAM

COLD WEATHER, COMING UPON US DRESS APPROPRIATELY
REMIND YOUR CONTRACTORS, THAT YOU GET THE CITATION IF

THEY ARE SPEEDING LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.

SEE SOMETHING SAY SOMETHING!

OLD BUSINESS

Nothing to report

NEW BUSINESS

- 1st Reading propose change to Rule 5.6
- Lake lowering up to 5' – A motion was made by Michael to allow the lowering of the lake up to 5' to be able to install the new seawall. Craig seconded the motion and the motion carried.
- Decatur County Health Department – Flu shots 10/22 & 11/7 12:30-2:30. Ryan made a motion to accept the flu shots on the given date. Steve seconded the motion and the motion carried.
- Autopay Verizon bill on credit card. Michael made a motion to accept autopay, and the motion passed on a second by Craig.
- Resolution for Restaurant Committee – Ryan made a motion to accept the restaurant resolution. Michael seconded the motion and the motion carried.
- East Beach Fundraiser levels – Different levels of sponsorship being made available for the East Beach. Craig made a motion to approve the sponsorship levels. Abigail seconded the motion. Jeff abstained and the motion passed.
- Community drum circle at the amphitheater Saturday October 3rd from 7-9 – Michael made a motion to accept the event. Ryan seconded the motion and the motion passed.
- Yoga Flow class at the Nature Habitat Saturday October 10th 10:00 AM – Craig made a motion to accept the event. Jeff seconded the motion and the motion passed.
- US History of Bourbon Fund Raiser October 10th Fire Station. Proceeds go to the Clarksburg Fire Dept and Lakeview Wellness – Deb made a motion to accept the event. Ryan seconded the motion and the motion carried.

MANAGER'S REPORT

Paul wanted to remind everyone that items for the October Smoke Signals need to be in by September 18th.

An approved list of goose hunters will be hunting Canada geese from October 31st – November 8th.

We will be lowering the lake faster this year once we open the spillway gate valve to prepare for the seawall repair in November and December. We will need all boats off the water by November 1st.

October hours in the Marina Store will be Saturdays 10:00 -5:00 and Sundays 12:00 – 5:00 from October 3rd – October 18th.

With no further business to discuss, the meeting was adjourned by a motion from Ryan and a second by Steve.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary