LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 9, 2019

The Lake Santee Property Owners Association Board of Directors met on October 9, 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, Doug Lecher, Mike Manlick, and Andy Laudick. Employees present were: Rick Crawford (1482) and Mike Cutrufelli (172). Members present were: Nancy & Clair Fredrickson (348), Paul Gosnell (1147), Sue Fortman (213), Tom & Jodi DePalma (218), Claude & Shirley Livesay (530), Kim Manlick (775), Vicki Wilson (510), Justin Howard (292), Rob Martin (575), Rob Stoffel (1366), Rodney Schmidt (791), Betsy & Kyle Kennelly (906), Rosie Asher (679-680), Lisa Clark (1421), Nancy Adderley (708), Dawn Moore (808), Bill Meyer (939), Autumn Hurm (1349), Lisa Deno (1354), Dave & Gina Julien (851), Maurie Goodwin (894), Terry & Polly Fox (881), Larry & Anna Kiernan (562), Kevin Choate (440), Dave Roa (1383), Steve Knight (108), Scott Gibbs (352), Matthew & Richele Griffin (1486), Beth & Nathan Walsman (1568), and Rebecca Kennelly (941).

President Gibbs called for a review of the minutes of the September 11, 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 by the accounting firm.

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

Alerding CPA Group	$	450.00	Kramer Kreations	$	77.00
Aquatic Control	$	11,946.55	LS RWWD	$	443.40
Cardinal Pest Control	$	45.00	Municipal Electronics	$	126.96
Cardmember Svc	$	406.63	New Point Stone	$	1,913.36
Choate, Angela	$	64.63	Pitney Bowes	$	171.93
Circle Printing	$	92.02	Meyer, Bernard	$	3,499.41
Colonial Life	$	101.54	Solutions Bookkeeping	$	95.00
DISA Gobal Solutions	$	121.50	Stone's Farm Svc.	$	190.78
ETC	$	972.27	Summit Microsystems	$	50.00
Globe Asphalt Paving	$	24,800.00	Walter's Tire Center	$	17.49
Greensburg Tool & Sup.	$	37.99	Wickens &Wickens	$	450.00
Harrison Sand & Grav.	$	833.66	TOTAL	$	46,907.12

Bills Paid Prior:

Best Way Disposal	$	1,301.83	Purchase Power	$	208.99
Decatur Co. REMC	$	1,192.71	The Office Shop	$	80.59
Decatur Co. Treasurer	$	2,010.07	Tim Lecher	$	176.55
Indiana Wire Products	$	8,112.25	**Total Disbursements**	$	59,990.11

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member expressed concerns about a "boogie man" within out subdivision and having to explain grandkids to be cautious.
- A member stated how well the new courts look at the main beach area and can't wait to play pickleball.
- Another member commented in regard to this not being the first "boogie man" and that there has not been a conviction yet.
- A member in the audience asked if all lots have been mowed for the final mowing as the three next to him did not get mowed.
    - Carol stated she would check on this.
- A member requested an emergency rule in regard to sexual predators for the safety of children in the community.
- Polly Fox stated the court project is mostly completed. She believes it will be spring before the beach volleyball court is completed. She will check with the office and maybe in the spring we can have a sheet in the office of those interested in playing pickleball.

CORRESPONDENCE

No correspondence to report.

COMMITTEE REPORTS

Rules & Regulations – Carol Goodwin

Carol read the following rules to be voted on by the Board of Directors:

<u>Rule 4.1</u>

Rule 4.1 Only one boat of each type available is allowed on the Lake per membership. For example, only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. In addition, the member may have a canoe, rowboat, paddleboat, raft, etc.

The length of speed, deck, bass and fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. No watercraft with sleeping or on-board toilet facilities will be permitted.
a) Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have up to 6 paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.
b) Any deck boat measuring up to 22.5 feet that has a valid title on file on the LSPOA office before December 1, 2019 shall be grandfathered against the rule stating the length of deck boats. Such deck boats may be transferred to any other member in good standing and considered to be grandfathered for the duration of the life of the boat while a valid title is on file in the LSPOA office and properly stickered each year. If a boat goes without a current stick for a year it will no longer be grandfathered by this rule.

This was the third and final reading of rule 4.1, Carol Goodwin made a motion to accept as read with Angel Hocker providing a second, motion carried.

Rule 4.19

Dangerous, negligent and/or reckless operation of boats **shall not be permitted.** This means operating a watercraft in a manner that consciously, willfully and wantonly creates a substantial and unjustifiable risk to safety or persons or property in, upon or along the waters of Lake Santee. This involves gross deviation from the standard of care that a reasonable operator of a watercraft should observe under the circumstance.

This was the second reading of rule 4.19, Carol Goodwin made a motion to accept as read with Bill Ryle providing a second, motion carried.

Rule 12.23

Construction sites must maintain a silt fence to keep dirt from eroding onto the road or other properties and into the lake or other waterways in accordance with the proper county ordinance.

This was the second reading of rule 12.23, Carol Goodwin made a motion to accept as read with Angel Hocker providing a second, motion carried. There was some question on enforcing this rule and it was mentioned that the purpose of the rule is assist the clean up committee. Previously although Lake Santee did not have their own rule the county required it. There being no further objections Carol then asked to waive the third and final reading. Carol made a motion to accept as read with Angel Hocker providing a second, motion carried.

Rule 12.24

Any concrete waste or residue must be contained in a leak proof container and disposed of properly. No concrete is to be left on the ground or any other surface not originally intended for the concrete. No concrete is to be buried in the ground on Association property.

This was the second reading of rule 12.24, Carol Goodwin made a motion to accept as read with Bill Ryle providing a second, motion carried. As this rule addition is more of a housekeeping rule Carol asked to waive the third reading. Carol then made a motion to accept a read with Bill Ryle providing a second, motion carried.

Rule 11.1

The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. No tent-like structures are allowed on Association **owned** property, including but not limited to canopies, tail-gate tents, beach tents, cabanas, pop-up tents or any other similar structure, with or without sides attached. Board **or lake manager** approval is needed for any **exception** (i.e. wedding reception). **If granted** The structure cannot have any side attached and must be securely fastened to the ground or other stable structure so that it cannot be upturned or moved from its original location.

This was the second reading of rule 11.1 and brought much discussion from the audience. It was noted from the Board that there would be an Office Policy created for how the manager or Board would address requests. The concern from the audience was in regards to a lack of shade on the beach areas and trying to keep children out of the sun. A few suggestions were made to limit the size of the canopy structures or how they are secured. Ultimately, the Board decided to table this rule and Carol asked for the membership to send her possible suggestions.

Rule 5.6 – Water Sports (Skiing)

Wake surfing will not be allowed from 11am to 4pm on weekends and holidays. 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 250 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 second reading of rule 5.6. This rule again brought up much discussion from the audience members with the following concerns and/or topics:

- Concerns over the possible use of the ballast system while not surfing or boarding.
- Concern with the limited turn area, as it's an unnatural place to turn in the lake.
- Afraid the limited turn area will cause issues and the decision will be do not allow surfing.

- Request for less restriction as it's not as easy to go back as it is forward.
- Request for a Working Committee to be formed made up of all types of boat owners and different lake interest with one representative to bring suggestions to Board of Directors.
- Suggestion for rule to be limited between Memorial Day and Labor Day with no restriction before or after.
- Trim of engine can also cause a larger wake.
- Lack of boat traffic on some days could mean no traffic on the lake from 11-4 but still unable to surf.
- Limit boat traffic in surfing only area.
- Boats pulling someone should have right of way over other boat traffic.

After the discussion, Carol Goodwin made a motion to accept the rule as read with Mike Manlick providing a second, however, during the Board discussion portion prior to voting Doug Lecher requested we amend the wording and only restrict between the two holidays and adjust the time to 12-4. After further discussion, the Board amended the wording to read as follows:

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 second reading of rule 5.6 after amendments, Carol Goodwin made a motion to accept as read with Mike Manlick providing a second, with six voting in favor and two voting against. The third reading of rule 5.6 will take place at the November meeting.

Recreation – Andy Laudick
Andy stated that the Kiwanis Club would be providing breakfast at this year's Breakfast with Santa. This will take place o December 14th.

Lakes & Beaches – Randy Ostendorf
Randy reminded everyone that on October 15th we would start lowering the lake. A member in the audience voiced a concern as Greg is currently out of town for a week and the lake has already started dropping due to a lack of rain. It was brought up to be cautious on the boat ramp as the lake lowers. Randy did add that we are wanting to take a close look at the ramp when the water is down this year. It was also brought up that we

should look at adding guideposts or painting the edges of the ramp this winter to help with visibility on the drop off of the ramp. Randy stated he would look at this.

Membership – Angel Hocker
Angel presented the following new members:

- Lot 928 Amy & Greg Cielak
- Lot 1348 Jack & Suzanne Lyons
- Lot 584 James & Cecilia Collins

Community Room Committee – Angel Hocker
Angel stated the normal monthly activities took place in the community room. She did add that the Health Fair put on by Decatur County Memorial Hospital went very well.

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

• Lot 1383	David & Cecilia Roa	New Roof/Gutter
• Lot 905	Dave Fisk	Covered Porch
• Lot 881	Terry & Polly Fox	Fence
• Lot 1526	Patrick & Sharon Morrissey	Wheelchair Ramp
• Lot 1548	Ted & Christine Anderson	Outbuilding
• Lot 775	Mike & Kim Manlick	Replace Roofing/Siding
• Lot 55	Alice Ball	Replace Roofing
• Lot 1518	Barbara Powers	Replace Roofing
• Lot 1175	Dayna McCormick	Foundation Support
• Lot 96	George Truster	Outbuilding

Clean Up – Bill Ryle
Bill stated the Clean-up committee did not meet in September; however, they will meet towards the end of October with the new manager. The last tour via boat is scheduled for Friday. We do currently have one property that is receiving a $5/day fine.

Roads & Maintenance – Doug Lecher
The maintenance crew has continued on with replacing rip rap around the lake. This should be completed very soon. It had been a few years since it was last done. The exterior doors on the main beach area have been painted. REMC helped maintenance take down a tree along Santee Drive. Rip rap was placed around the drain at the recycle center. The guys started on some preventative maintenance on the tractor and backhoe and we've finished up the mowing along the gravel roads. We had one water leak and maintenance also installed some outdoor lights at the Water/Sewer plant.

Mike Manlick asked about a large pile of rip rap on a lake access area and Doug stated its part of the effort to refresh the rip rap along the lake access areas. Mike also asked if the next time we look at paving if maybe we should look to pave a small apron into the gravel roads to help keep the gravel off the pavement. Doug said we could look at that.

Security – Mike Manlick
The new tires for the Security Jeep have been purchased and came in under what was approved at the last meeting. The radar gun has been recalibrated. We are still looking for additional security staff at this time. If you or anyone you know is interested, please have them inquiry to Rick or at the office.

A member in the audience asked about the cameras at the entrances and if they were able to catch a specific vehicle that was seen leaving a house. Rick stated that the cameras were phasing in and out and he couldn't get a clear picture. He has been working with ETC on some issues and will continue to find out why we aren't getting the best quality recordings. And to see what better technology they have in regard to catching license plates.

OLD BUSINESS
Tennis Courts – President Gibbs thanked Polly and Terry for a great job of managing the remodel and installation of the new courts. It looks wonderful!

Tax Sale – President Gibbs stated that Carol Goodwin and Randy Ostendorf went to the Decatur County Tax Sale and purchased a total of 5 lots. If these are not redeemed by the owners, we will have them available to us next year. The two lots we purchase at the 2018 tax sale we were able to finally take ownership of as LSPOA property.

Bridge at Dam – There had been an unfortunate accident caused by a medical incident at the bridge on the dam. This is the reason for the barricades having been placed on the bridge. The individual is fine, however, the bridge not so much. We have had the bridge checked out by an engineering firm that did work at the north bridge. In the meantime, it is structurally sound, and everyone is fine to drive across it, but it will need some repair work completed. We are working with the engineering firm and insurance company to identify the exact repairs needed and will work to get it completed.

NEW BUSINESS
Membership Restrictions – President Gibbs stated that we do have a current member that is facing some charges on child pornography. The Board of Directors has consulted the POA attorney in regards to the matter and possible actions that could be taken if convicted. We need to be very cautious with this matter and will also need to talk with our insurance provider. If the insurance company and the attorney advise us on a course of action it will likely need to be an addition to the current By-Laws. We understand the

concern the membership has brought forth and will act diligently on the matter. In the meantime, please utilize the Decatur County Sherriff Department's website to do a search for registered sex offenders living near your address and to sign up to receive alerts.

Much discussion was had on this top including a member in the audience demanding an emergency rule to be placed before the meeting adjourned, stating that it shouldn't wait and that we needed to protect the children of the community. The Board responded by saying we need to consult the attorney and insurance company to ensure we proceed diligently and act in the best interest of the community.

Lake Manager Hiring Committee Update – There were a total of 37 applicants and interviews were conducted with seven of those. We have hired John Lecher to fill the vacancy and he starts on October 14th. As some of you may recognize the name as he has previously been a member and also is the brother of Doug Lecher. Since we have a nepotism policy in place, Doug, will be providing his resignation to the Board of Directors no later than this coming Sunday.

President Gibbs reported that the vacancy on the board will be filled outside of this meeting once Doug's resignation has been received. She went on to thank Carol Goodwin for stepping up to help out in the office. Carol is the unfortunate member who is retired and had time available. She also thanked Carol's husband, Maurie, for being so understanding.

MANAGER'S REPORT
Carol reported that Heavy Trash ends this weekend. The burn ban is still in place and will be reviewed on the 21st of October.

There being no further business, Randy Ostendorf moved to adjourn, seconded by Mike Manlick, motion carried. The next regular meeting will be held on November 13, 2019 at 7:30 PM in the Community Room.

Respectfully submitted,
Stephanie Peetz, Secretary