LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
March 9, 2022

The Lake Santee Property Owners Association Board of Directors met on March 9, 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, Gina Julien, Bill Ryle, Ryan King, and Mike Manlick. Employees present were John Lecher and Rick Crawford. Members present were Tom & Jodi DePalma (218), Dick Veach (1384), Kevin Krulewitch (335), Bob & Karen Kasee (760), Nancy Fredrickson (348), Paul Gosnell (1147), Jim Bryant (599), Ginger Ryle (579), Carol Goodwin (285), John & Charm Seright (121), Stephanie Schene (1133), Vicki & Ron Wilson (570), Dave Julien (851), Deb & Jeff Haboush (536), Rick Crawford (1482), Matt & Shelli Griffiin (1486), Connie Adelman (198).

President Knight called for a review of the minutes of the February 9, 2022 meeting. The minutes were approved on a motion by Gina, seconded by Mary.

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:

Accudoc Urgentcare	$	35.00	Koors, Scott	$	1,734.53
Alerding CPA Group	$	275.00	Lake Santee RWWD	$	543.53
Aquatic Control	$	41,307.85	Lecher Farm Service	$	86.65
Best Way Disposal	$	1,470.82	Lecher, John	$	246.19
Bladen, Rusty	$	300.00	New Point Stone	$	1,272.57
Cardinal Pest Control	$	90.00	Premier Companies	$	3,251.24
Cardmember Service	$	3,109.51	Purchase Power	$	629.98
Colonial Life	$	194.00	R B S K	$	277.61
Crawford, Rick	$	35.00	Stone's NAPA, Inc.	$	257.31
Curd Enterprises, Inc.	$	677.06	Telispire	$	134.00
Deb's Cleaning Services	$	56.00	The Nice Law Firm	$	27.00
Dec Co REMC	$	1,541.17	The Office Shop	$	43.73
Eads Murray & Paugh	$	195.50	Tops Home Center	$	117.67
FPBH, Inc.	$	7,200.00			
G P C	$	838.33	*Bills Paid Prior*		
Harmonicstheband	$	160.00	Lake Santee Booster Club	$	155.00
JS McCullough	$	59,181.71	**Total All Disbursements**	$	**125,443.96**

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

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.

- Connie Adelman wanted to remind everyone that Lake Santee's Women's Club picks a charity to support every month and this month they are supporting Clarity Pregnancy Services and will be accepting cash or supplies.
- Charm Seright with Friends of Wildlife took a walk down the habitat trail and noticed maintenance was needed. They are looking for volunteers to help with maintenance work to help with the trails. They are planning to work on March 23 with a rain make-up date on April 6. Another work date of April 2 is planned with a rain make-up date of April 9. The work is scheduled from 10am – Noon. They will need members to come with equipment including pruners and chainsaw. Charm stated they will be asking for donations for picnic tables. Cash and checks made out to Friends of Wildlife can be dropped off at the lake office. Charm estimates approximately $750-$1000 for the total cost of the tables. On the trail at the bottom, the boardwalk needs replaced. Charm asked that anyone removing a dock can donate the material to be used for the boardwalk.
- Vicki Wilson, asked the board to approve a Stewardship Club and for a dog parade. Vicki wants to raise money for the club from a cornhole tournament and 50/50 raffles. John stated that there is a formal process to form a club. John will provide that information. Vicki was concerned about overflow from the creek but, John stated that 6 professional firms have analyzed the situation and recommended no improvements.
- Carol Goodwin stated we are going to have a May 14 Clarksburg Fire Dept auction to help with equipment at Bryant's at the Beach.

CORRESPONDENCE

- A member requested a meeting about the Silt/Sediment/Dredging project. John meet with them to review the program, answer questions and hear their concerns. The members are in support of the project.
- A member called in to voice their displeasure with the $100 boat slip rental fee increase. They feel like the continued increase is pricing members out of boat slips. They would like to see increases spread out to golf carts, etc. John explained that our boat slip rental fees are below comparable lakes and we try to stay around the same range as the Marina. The member also expressed their concern for speeders while they are walking. John explained the Security Committees efforts to address the speeders through regular radaring and other possible options.
- A member called to express their issue that the assessment increase should have been a special assessment and been more transparent about the breakdown of set asides and that those funds could be moved to other expenditures. John explained the process of determining the assessment during the annual budget process.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

Rule 4.1 - 1st Reading:

Current Rule: 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. A deck boat may be substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, paddle boat, raft, etc. The length of speed, deck, bass & 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. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet

in length and under.

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 six 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.

Proposed Rule: Only one boat of each ~~type available~~ **Type I (speed or deck boat), Type II (pontoon), and Type IV (bass or other fishing boat with motor) will be** ~~is~~ allowed ~~on the Lake~~ per membership. For example, only one speed, pontoon, sail, bass and motorized fishing boat will be permitted. A deck boat may be substituted for either a speed or pontoon boat. In addition, the member may have a canoe, rowboat, paddle boat, raft, etc. The length of speed, deck, bass & fishing boats shall not exceed 20 feet. Pontoon boats are not to exceed 28 feet. **TYPE III (paddleboard) will be allowed six (6) and Type V (boats without a motor, exception jonny boats with a trolling motor only, kayak, canoe, etc.) will be allowed four (4) watercrafts in a combined total.** No watercraft with sleeping or on-board toilet facilities will be permitted. Wake enlarging equipment (ballast, mechanical blades, etc.) will be limited to boats 20 feet in length and under.

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 six 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.

Rationale: The changes clean up the language and make it less verbose. Under "a" the mention of what type of watercraft and number allowed is already mentioned so has been stricken. The other change is allowing 6 Type V watercrafts instead of 4 due to the increase in the popularity of kayaks in particular.

Gina made a motion , Billy second, motion passed.

Rule 4.8 - 1st Reading:

Current Rule: The following restrictions shall apply to motorboats while under power. No person shall:

a) Sit on gunnels (sides) or railings of a boat
b) Dangle feet from boat
c) Ride forward of the safety railing on pontoon boats
d) Stand, sit on seat backs or move about while pulling skiers, tubers, etc.
e) Ride on the upper deck of a pontoon.

Proposed Rule: 4.8 The following restrictions shall apply to ~~motorboats~~ **motorized boats** while ~~under power~~ **in motion**. No person shall:

a) Sit on gunnels (sides) or railings of a boat
b) Dangle feet from boat
c) Ride forward of the safety railing on pontoon boats
d) Stand, sit on seat backs or move about ~~while pulling skiers, tubers, etc~~ **the boat if above idle speed.**
e) **Drivers must maintain position at the console & not continuously stand while driving if above idle speed.**
f) Ride on the upper deck of a pontoon.

Rationale: Change the wording to motorized which is all inclusive. Allow the driver to stand if necessary to see clearly, but not allow passengers to stand or move about due to safety concerns. Make clear that drivers may not move about the boat while driving. It also makes clear that running at idle speed still applies to the rule. "Under power" can be debated as intent.

Shannon made motion, Ryan second, carried
Change Rule Number: Rule 11.16 The amount of Multiple Lot Assessments shall be 10% of the annual dues and assessments, should be Rule 1.19. under Membership. The rule is more about the Membership rules, fees and assessments. **Board vote needed – only one reading.**

Motion made by Nathan, Gina second, passed.

Rule 11.16 - 1st Reading
Proposed Rule: 11.16 No person within the subdivision shall blow, rake or otherwise cause grass trimmings, leaves or tree branches to be deposited in the lake. Also, no person shall place such items near the shoreline that could cause them to end up in the lake.

Rationale: Leaves in the lake decompose and increase nutrients in the lake. Nutrients lead to algal bloom increasing the need for lake treatment.

Motion made by Gina, second by Mary, passed

Recreation – Mary Tapke
The next scheduled event is the Easter egg hunt on April 16. Two more bands are booked for 2022 including the Bannister Family Bluegrass Band and Jaxson Deno who will play at the Luau. One Farmers market is planned for Saturday, August 13.

Lakes & Beaches – Gina Julien
Pirates Cove Dredging:
Last year our contractor completed approximately 2/3's of Pirates Cove dredging. McCullough Excavating is back now to complete the project. The estimated cost of completion is $90,000.00

Gina made a motion to approve up to $90,000.00 for dredging expenses, Nathan seconded the motion and the motion passed.

Fish Survey Report:
Every three years we have Aquatic Control conducted a survey of the fish community and other physical, biological and chemical factors directly affecting the fish community of our lake. This was completed last October and we received the full report two weeks ago. The survey is used to provide a current status on the fish community, to compare the current characteristics of the fish with established indices, and to provide recommendations for management strategies to enhance or sustain the sport fish community.

Overall, water quality parameters indicate that Lake Santee appears to be capable of supporting a healthy fish population. During the survey Aquatic Control collected (and released) 1,258 fish representing twelve species. With bluegill, gizzard shad and largemouth bass being the largest number of fish collected by species. It was noted that the bass population is doing very well and relative weight of bass

caught was great. Bass caught at under the 4" – 6" size represent natural reproduction. (Note: we stocked with bass and hybrids after the survey was complete, so small fish caught were attributed to natural reproduction.).

The full report, which includes recommendations to help protect and enhance the fishery in Lake Santee is being posted to the web page. We will post a list of fish to be harvested and will make a change some of the bag limits to "no restrictions" for specific species to reduce some of the unwanted fish. I encourage you to review the survey as it is very informative.

Aquatic Invasive Species:
Look for articles and notices posted in the Smoke Signals and on the Lake Santee website regarding prevention of aquatic invasive species. This month we are highlighting the notice "Don't Move A Mussel! and the website: https://StopAquaticHitchhickers.org in an effort to provide education to the community to prevent inadvertent transport of harmful species to Lake Santee. Additionally, Indiana Department of Natural Resources recently posted an article on zebra mussels being found in pet stores associated with aquarium moss balls. Never dump aquariums fish, moss, mussels, snails into our lake. As an additional resource, check out the website:
dnr.IN.gov/rules-and-regulations/invasive species

Membership – Shannon Gibbs
We had six new members to report in the month of February.

Community Room Committee – Shannon Gibbs
There were zero community room rentals in February.

The Easter Egg Hunt will be on Saturday, 4/16. We will be stuffing eggs in the community room on Friday 4/15. The Lake Office is currently accepting donations for Easter candy.

Building Committee – Ryan King
The following building permits were issued in February:

Josh & Erin Walton	49	Home Addition
Josh Hardwick	282/283	Boat Dock
Jim & Kay Parks	342	Seawall
George Heineman	807	Boat Dock
Paul Oefinger	550	Shingles

Clean Up – Ryan King
No additions since 1/7/2022 clean up review
Lots with clean up violations – 2
Lots on watch list – 22

Clean up round to be completed 1st week of April.

Roads & Maintenance – Bill Ryle
Bill made a motion to approve $27,000 for stone. Ryan seconded the motion and the motion carried.

Security – Mike Manlick
The security team along with Chip Ayres, Beth Walsman and Bob Kasee are working to improve policies and procedures to improve safety and response to the community.
I want to thank Chip Ayres for helping bring additional State and County resources to support our team in our mission to grow and improve.

Old Business
Report of Marina Committee – Shannon Gibbs
At the December meeting, the Board passed a resolution to form a Marina committee with the primary objective of reviewing potential options for the Marina property, estimating expenses and income based on feasible services that could be offered by the LSPOA.

Most of the data that the committee is working with is covered by confidentiality agreements so I cannot go into detail about what is being analyzed and the results at this time. However, I can report that the Marina Committee has met several times since its formation and is making great progress. While this process is underway, John has been in regular communication with Greg and Cara Geis.

New Business
- Special Events – Clarksburg Vol Fire Dept Breakfast May 28th and Lunch July 2nd. Gina made a motion to approve the events, Billy seconded and the motion passed.
- Change Accounting Firms due to better responsiveness and more economical. Nathan made the motion to accept the change, Andy seconded the motion, and the motion passed.
- Replace culvert – Santee & Wasco Trail. The cost of the repair is to not exceed $10,000. Ryan made the motion to accept, Gina seconded the motion, and the motion passed.
- Selling lots 88, 89 & 124: Legal counsel has stated that we can stipulate those lots be sold as one lot with only one residence to prevent tract homes from being built on the lot. Shannon made a motion to proceed with the selling of the lots with restrictions discussed in Executive Session, Andy seconded the motion and the motion carried.
- Nominating Committee. Steve announced a nominating committee has been selected. Nancy Fredrickson will chair the committe. Shannon made the motion to accept the nominating committee, Ryan seconded the motion and the motion carried.

Manager's Report
Approval for changes to the Employee Handbook on Drug Policy as discussed in the Executive Session. Shannon made the motion, Ryan seconded, and the motion carried.

Approval for CPR and AED training for staff including administration and security for $480. Mary made the motion to accept, Andy seconded and the motion carried.

Heavy Trash will be accepted during regular Trash/Recycle hours beginning April 2nd on a continuous basis. A fee according to the items and size will apply.

Summer Trash/Recycle hours will begin May 3rd.

We are accepting applications for Summer Help for Maintenance, Beach Guards and Gate Guards. Applications are available online or in the office.

There being no further business, Shannon moved to adjourn, seconded by Nathan, and motion carried. The next regular meeting will be held on April 13, 2022 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the April 13, 2022 meeting.

Respectfully submitted,
Nathan Walsman, Secretary