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

The Lake Santee Property Owners Association Board of Directors met on February 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 Paul Gosnell (1147), Nancy Fredrickson (348), Bob & Karen Kasee (760), Deb Haboush (536), Donna Knight (108), Carol Goodwin (285), Jim Bryant (599), Scott Ranz (601), Tom & Jodi DePalma (218), Beth Walsman (1568), John & Lacy Hunt (912), and Dave Julien (851).

President Knight called for a review of the minutes of the January 12, 2022 meeting. The minutes were approved on a motion by Gina, seconded by Andy.

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:

A&A Industries	$	252.52	Stone's NAPA	$	270.33
Cardmember Service	$	1,643.75	Summit Microsystems	$	50.00
Crawford, Rick	$	35.00	Telespire	$	134.00
Deb's Cleaning Service	$	88.00	The Office Shop	$	488.09
Dec Co REMC	$	1,724.81	Tops Homes Center	$	285.29
Eads Murray & Pugh	$	1,167.50			
G P C	$	838.33	*Bills Paid Prior*		
Greensburg Tool & Sup	$	394.35	B&C Gen Rental Center	$	156.01
JS Mc Cullough	$	18,290.00	Best Way Disposal	$	1,991.06
Lake Santee RWWD	$	538.67	JALam & Co LLC	$	237.66
Laudick, Brayden	$	75.00	R B S K	$	40.13
Lecher, John	$	169.55	Jim Van Slambrook	$	495.00
Premier Companies	$	1,471.64	Total Prior	$	2,919.86
Sandman Bros	$	503.03	**Total all Disbursements**	**$**	**31,339.72**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- No member comments were made

CORRESPONDENCE

- A member called about the Silt/Sediment/Dredging Program. They wanted to know how the project would be paid for at time of completion. John stated that we would be taking out a loan. They commented that if we had all members pay off up front, it would reduce the interest rate and overall

cost. They felt that the assessment should be a special assessment for 3 reasons. First, to track for accounting. Second, it would take a membership vote. Third, it would not affect Multiple Lot Assessments. John stated that a special assessment can only be for a specific amount. We don't know the exact amount. In the past special assessment has been done when the association purchases something. The second subject was adding a 4th mowing. John stated that the board has reviewed the idea in the past and decided not to move forward since there are yearly differences in rain fall.

- A member called in concerned that the Clean-up Committee had not addressed their neighbor's lot and was upset that nothing has been done. They have had visitors comment about the unsightly neighbor. They questioned the lake rules about operating a business out of the lot and why we aren't holding them accountable to a tidy lot. John stated that the committee has reviewed this property on the last 3 rounds and felt that improvement was made.

COMMITTEE REPORTS

Rules & Regulations – Andy Laudick

Rule 11.7 - 2nd Reading

Current Rule: 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: 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.

Motion made by Nathan to accept the second reading, Shannon seconded the motion and the motion carried. Gina motioned to accept a 3rd and final reading, Ryan seconded the motion and the motion passed.

Rule 1.18 - 3rd Reading

Proposed Rule: 1.18 Any person that is required to register as a sex offender or violent predator on any Sexual Offender or Violent Predator Registry is excluded 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.

Gina a motion to accept the third reading, Nathan seconded the motion and the motion passed.

Rule 4.1 - 1st Reading

Current 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. 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: 4.1 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 six (6) 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.

Decision was made to table the first reading to be reworded by the Rules Committee.

Rule 4.8 - 1st Reading

Current Rule: 4.8 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.**

e) **Drivers must maintain position at the console & not continuously stand while driving.**
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.

Decision was made to table the reading for further discussion on whether the rule should apply only when above idle speed.

Recreation – Mary Tapke
The next event will be the Easter Egg hunt in mid April.

Lakes & Beaches – Gina Julien

1. At the request of membership, last year we installed three 100 ft. No Wake Buoys. These buoys were placed to visually remind and identify the distance of 100 ft. from the shore to reduce shoreline erosion and dock damage from boats operating at greater than no wake speed within 100 ft. The buoys were a great help, and many members were pleased with the placement. We received numerous requests for additional 100 ft. buoys and, therefore, will place two additional buoys. The cost for the buoys is included in the budget for this year.

   MOTION to approve two 100 ft. No Wake Buoys at a cost not to exceed $600.00. Mike seconded the motion, motion passed.

2. We received the contract for lake algae treatment from Aquatic Control for this year. It includes 6 monthly algae treatments and inspection for nuisance aquatic vegetation. Treatment dates are:
   April 12
   May 10
   June 15
   July 12
   August 9
   September 12

   This expense is included in the budget for this year.

   MOTION to approve Aquatic control lake treatment as stated above in the amount not to exceed $38,308. This amount includes a 3% discount for payment by April 1, 2022. Ryan seconded the motion, motion carried.

3. Last year we had an overwhelming response from members to rent boat slips. We reviewed LSPOA owned shoreline property and determined that at this time we can install three new boat docks this year. The three new docks will accommodate six new boat slips. Please keep in mind that we have very little LSPOA owned shoreline available for docks. We included the cost of the docks in the budget this year.

   MOTION to approve the cost of three new boat docks at a cost not to exceed $12,000.00. Mary seconded, motion carried.

4. Policy on awarding open boat slips:

   As background, in 2020, every member that wanted to rent a boat slip was able to do so. In 2021, we ended up having 40 members that were unable to rent a slip due to the overwhelming increase in demand and zero open slips. As stated above, LSPOA shoreline property is very limited. For this year we will implement a new policy for awarding open boat slips.

   All members that rented slips in 2022 will be eligible to continue renting slips and must be paid for by: April 1, 2022.

   After all those slips have paid and there are remaining open slips then the policy for awarding open slips to members that are on the waiting list will be:

   - 75% of the available slips will be assigned to the members on the waiting list by length of time on the list.
   - The remaining member names on the waiting list will be put in a lottery and member names drawn to fill the remaining 25% of the slips.

   ***Example**, if there are 8 slips open (not rented), then the first 6 member names on the waiting list will get slips (75% of 8 = 6); the rest of the names on the list will be put in a lottery and 2 member names will be randomly drawn for the last 2 slips that are open.

   - Only one slip will be awarded per membership regardless of whether multiple slips were rented in the past.
   - Starting in 2023 members that own lakefront property with a home will no longer be able to rent a slip. Those members that currently rent slips and own lakefront property without a house will be grandfathered and will be able to continue renting a slip.

   Gina made a motion to accept the proposed rental slip policy, Shannon seconded the motion and the motion carried.

5. We received numerous requests from members to install a kayak launch. We researched various launch kits and found one that will allow an easy launch for members that do not own shoreline property. The launch will be installed toward the end of the Fishing cove. The expense for the kayak launch is included in the budget for this year.

   Gina made a motion to approve the kayak launch at a cost not to exceed $2,500.00. Ryan seconded, motion carried.

Membership –
We had six new members to report in the month of January

Community Room Committee –
There were two community room rentals in January

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

Ryan Kennelly	563	House
Kenneth Schrand	18	Boat Dock
Robert Gerdts	1604	Fence
David & Sheila Moeller	1361	Home Addition
Marty & Stacey Meisberger	808	Home
Keith Hockett	944	Boat Dock
Nathan & Beth Walsman	1568	Boat Dock

Clean Up – Ryan King
Lots with clean up violations – 2
Lots on watch list – 22

Next clean up round will be scheduled for early spring.

Roads & Maintenance – Bill Ryle
First snow removal of the year took place 2/4 and 2/5. Billy made a motion to approve a new zero turn mower with trade-in not to exceed $14,000. Mike seconded the motion and the motion carried.

Security – Mike Manlick
Working with the security team John Lecher, Chip Ayres and Beth Walsman to create and publish a best practice training manual for current and future security staff.

We have budgeted for two new stop signs which will be placed on long straightways to help slow down traffic.

OLD BUSINESS
No old business to discuss.

NEW BUSINESS
- Special Event – YMCA Bike Ride June 25th , Shannon made a motion to accept the event, Mary seconded the motion and the motion carried.
- Golf cart inspection approval. Nathan made a motioned to make this ever 3 years, Billy second, motion carried.
- Replace the flooring in the Community Room. Shannon motioned to approve the matching funds provided by the Women's Club to replace the flooring. Ryan seconded the motion and the motion carried.

MANAGER'S REPORT

John stated the Personnel Committee reviewed the employee raise requests and agreed it was within the amount budgeted. John then asked for a request to move forward with recommendations, effective March 1st. Gina made the motion, Mike seconded, motion carried.

The 2022 Dues & Assessments are being mailed around February 15th. They are due on April 1st. Members making payment after the close of business on April 1st will be charged the 10% delinquent fee.

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

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

Respectfully submitted,
Nathan Walsman, Secretary