LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 14, 2024

The Lake Santee Property Owners Association Board of Directors met on August 14, 2024 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Tony Adelman, Nathan Walsman, Craig Stilwell, Autumn Hurm, Polly Fox, and Aaron Fitzgerald. Members present were Dave & Joyce Eddy (68), Paul Gosnell (1147), Deb & John Foudray (1142), Debra Haboush (536), Kim Stilwell (201), Deb & Steve Yost (803), Valerie & Bill Collings (1387), Cathy & Bob McDaniel (340), Donna Knight (108), Lacy Hunt (912), and Chris Lehmkuhl (1409). Employee present was Rick Crawford.

President Knight called for a review of the minutes of the July 10, 2024. The minutes were approved on a motion by Polly, seconded by Craig.

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

Banks Lawn Care LLC	$	650.00	Stone's Farm Service		327.24
Best Way Disposal	$	637.67	Stone's Napa, Inc.	$	53.69
Bryant's Bar and Grill	$	1,440.00	Summit Microsystems	$	50.00
Cardinal Pest Control LLC	$	110.00	Telispire	$	105.00
Circle City Pyrotechnics, Inc.	$	9,000.00	The Nice Law Firm	$	494.50
Colonial Life	$	219.10	The Office Shop	$	70.69
Crawford, Rick	$	108.83	Tops Home Center	$	43.80
Davey Resource Group	$	950.00	V3 Companies	**$**	17,599.82
Greensburg Tool & Supply Co.	$	44.78	Total	$	61,444.57
Haboush, Debra	$	260.00			
Harrison Sand & Gravel	$	16,679.27	*Bills Paid Prior*		
Kendall Electric	$	47.03	Best Way Disposal	$	2,960.70
Lake Santee RWWD	$	634.20	Davey Resource Group	$	7,685.00
Lecher, John	$	229.97	Dec Co REMC	$	1,158.96
Mc Reynolds IT Solutions	$	51.90	Elan Financial Services	$	1,005.18
Meyer, Bernard	$	2,050.28	Great Plains Communications	$	764.13
Murphy Insurance Agency	$	5,584.00	Laine Chemicals	$	2,948.06
Premier Companies	$	2,311.83	Whitlock's Pressure Wash	$	425.00
Rumpke of Indiana	$	1,229.74			
Rydin Decal	$	460.93	**Total all disbursements**	**$**	**78,391.60**
Marina					
Cardinal Pest Control	$	125.00	Lake Santee RWWD	$	201.85
First Financial Bank	$	32.00	Premier Energy	$	304.29
G P C	$	179.64	**Total all disbursements**	**$**	**842.78**

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

MEMBER INTRODUCTIONS AND COMMENTS

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

- A member asked for the Marina July income.

CORRESPONDENCE

Received an email concerning cross-country runners from Batesville High School. Security made contact with the coach and the coach stated they used to do this in the past and had permission. Security notified them that it had to be approved annually by the Board.

COMMITTEE REPORT

Rules & Regulations – Nathan Walsman

Rule 7.13 2nd & 3rd Readings

Proposed Rule 7.13

Fishing is not permitted on the marina fuel dock. It is not permitted to leave fishing items on the fuel dock. These items include, but are not limited to, bait, bait containers, hooks, lures, or any other fishing tackle.

Rationale:

Several fishing items have been left on the fuel dock including hooks and lures that cause a safety issue in a high traffic area.

Nathan made a motion to accept the 2nd reading, Polly seconded the motion, and the motion passed.

Nathan made a motion to accept the 3rd reading, Autumn seconded the motion, and the motion passed.

Recreation – Craig Stilwell

The following recreation events occurred since the July 10, 2024 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- Farmer's Market – July 27
- Community Picnic – August 3

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday
- Holly Barrett & Fusion Band – August 24
- Farmer's Market – August 31
- Lincoln Street Band – August 31
- The Hangout plans to grill out on the lawn all 3 days over Labor Day weekend, August 31, September 1 & 2 (Saturday, Sunday, & Monday).
- We will have the Whip It ice cream truck at the beach on September 1 & 2 (Sunday & Monday)

Community Room Committee – Craig Stilwell

There were four (4) rentals of the Community Room and one (1) Shelter rental in the month of July.

Lakes & Beaches – Steve Knight for Gina Julien
Our dredging contractor dredged 4,920 cubic yards in July and 1,490 cubic yards this month. This completes the LSPOA dredging of approximately 20,000 cubic yards at a cost of $505,000.00 for this round of dredging work.

Membership – Polly Fox
We had four (4) new memberships to report in the month of July, including:
Janet Hall Lot 175 1

Marina – Polly Fox
There is nothing new to report on the Marina Shop this month. Dave & Diane Armontrout are operating Lake Santee Marine Service and they have indicated they are very busy (which is very apparent when you drive by). They are offering full boat repair and services. You can reach them by phone at 812-527-2400 or email at marina@lake-santee.com. Their Summer hours are:

Tuesday - Saturday 9:00 - 5:00
Sunday - 10:00 - 2:00
Monday - Closed

The Marina House is operating as Lakeview Wellness. Please visit their website at lakeviewwellness.org to learn about current and upcoming programs. They are now offering Massage Therapy on Thursday, Friday and Saturdays. Check the website for scheduling and rates. They are also beginning to offer yoga and water aerobics opportunities. They are looking to develop a water safety-training program for all ages. They have identified a number of ways to bring more opportunities for health and wellness to the lake to compliment what we are already doing in our community for individuals and families. Lakeview Wellness is working to identify how to maximize the use of the marina pool for the community. If you have ideas or interest regarding pool use or want to consider being a member of the Lakeview Wellness steering committee, please reach out to them at info@lakeviewwellness.org or 812-302-2505.

Regarding the Marina Store operations, the possibility of new, credit card gas pumps has risen to a point of interest in the community. We are diligently looking in to the option. There is much to consider in making this decision with some of the challenges being:

1) COST.
2) Concern of replacing the pumps and then finding out that other integral parts must be replaced as well. We need to better understand the condition of lines, tanks, valves, etc. We all know that when you "remodel" it often leads to other requirements or changes.
3) The store and gasoline service is still currently under lease.
4) If we install new pumps, LSPOA would likely need the income from the gas to pay for the pumps or the cost would need to be built in to the new store lease when it comes up for renewal. Without the income from the pumps for a lessee, it would be unlikely we could lease the store portion of the marina.
5) We are looking in to whether we can actually have pumps at a marina that are credit card/self serve pumps without an attendant. We are looking into state law, as well as contacting IDEM and EPA to get clarity on the regulation and requirements specifically for a marina.
6) Could these kind of pumps still integrate with point of service sales inside the store for those who want to pay cash or add other items to their purchase?
7) Do we really want people pumping gas, especially on the dock, 24/7?

These are just some of the challenges we face in making this decision. We looked at many of these questions at the time the marina was purchased and determined that the pumps were in adequate

operational condition at the time. We all agree the pumps are old and will need to be replaced at some point, probably sooner rather than later. As a board, we intend to be thoughtful and prudent in this endeavor.

Please continue to support Robbins on the Dock.

A couple of other points of note are that we are looking at a Marina landscape clean-up date of August 23, 2024 to weed whack, trim bushes, clean up the block pile and pull weeds. The large overgrown area may require some larger equipment and professional help, but the clean-up day would go a long way before the Labor Day weekend. We will be getting quotes on some of the major outdoor/landscape needs. Secondly, I have reached out to IDEM regarding their Indiana Clean Marina program to see if this is a feasible goal for us.

Building Committee – Steve Knight for Ryan King
The following Building Permits were issued in July:

Lloyd, David	940	Shingles
Suppiger, Anita	334	Boat dock
Rosenberger, Tony	1105	Swimming Pool
Richter, Eric & Deb	930	Boat dock
Choate, Kevin	440	Concrete pad
McBride, Brian & Tracy	566	Shingles and Siding
Harbin, Thomas	1350	Retaining Wall and Concrete Patio

Clean Up – Steve Knight for Ryan King
No updates

Roads & Maintenance – Aaron Fitzgerald
Maintenance has spread over the summer months:

- 15,680 Gallons of Calcium Chloride
- 1200 Tons of #8 Gravel

- Private Paving – Aaron made a motion for the LSPOA to set aside $15,715 (10%) for the private paving projects. Nathan seconded the motion, and the motion passed unanimously.

- The North End road repairs will be done soon.

Security – Autumn Hurm
GOLF CART RULES: **NO** underage drivers allowed. A driver must have a *driver's license* or permit with an adult riding along with them on the roads of Lake Santee! It is not safe to have underage drivers on our roads as they are congested with traffic and pedestrians.

Please be vigilant for suspicious activity around your dock or your neighbors' dock until we can identify this ridiculous gas siphoning. Please call the office or security if you see or hear any suspicious activity on the water, especially at night.

The Tornado siren is in place at the East Beach. Testing will take place once all wiring is completed.

Monthly Security Tasks in the Smoke Signals will now contain more details in regards to the calls that Lake Santee responded to during that month. I can also read these monthly at the board meetings if so desired.

OLD BUSINESS

- None

NEW BUSINESS

- Gas pump – see Marina committee report for details.

- Consolidating lots for county – Craig made a motion to consolidate the lots list for Lake Santee to one (1) parcel as requested by the county. Polly seconded the motion, and the motion passed unanimously.

- List of goose hunters – Brandon Litmer, John Lecher, Ryan King, Randy Depew, Kyle Kennelly, Todd Piezonka, Will Piezonka, and Austin Walsh (Decatur County Conservation Officer). - Nathan made a motion to approve the list of goose hunters. Aaron seconded the motion, and the motion passed unanimously.

- Tax Sale lot 1465, 66, 433 – John anticipated this would not be until in October.

- Chad Hoover dredging request was tabled to next meeting in order to determine fees.

- Pickle ball tournament Saturday, August 31st – Craig made a motion to approve the pickle ball tournament on Saturday, August 31st. Polly seconded the motion, and the motion passed unanimously.

- FOWALS request for chickadee-nesting box – Autumn made a motion to approve the FOWALS request for a chickadee-nesting box. Nathan seconded the motion, and the motion passed unanimously.

- FOWALS request for a wiener roast on Wednesday, October 2nd from 5:30-7:30 - Polly made a motion to approve the FOWALS request for a wiener roast on Wednesday, October 2nd from 5:30-7:30 pm. Autumn seconded the motion, and the motion passed unanimously.

- Listing price for Lot 1095 - Aaron made a motion to list lot 1095 for $5,500. Nathan seconded the motion, and the motion passed unanimously.

MANAGER'S REPORT

We received $2,228.15 in past due accounts.

Heavy trash will be October 5th – 13th

Saturday, August 31st will be the last Saturday the office will be open until March 1, 2025.

The office will be closed Monday, September 2nd for Labor Day.

Loan updates:

Marina loan:

7/27/2022 $615,000 at 4.25% for 10 years
6/30/2023 $455,996 after member's lump sum payments
8/12/2024 balance $406,787

Silt/Sediment loan:
11/8/2023 $450,000 at 6.375% for 7 years
8/12/2024 balance $412,059

There being no further business, Nathan moved to adjourn, seconded by Polly, motion carried. The next regular meeting will be held on September 11, 2024 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the September 11, 2024 meeting.

Respectfully submitted,

Tony Adelman, Secretary