Lake Santee Property Owners Association
Annual Meeting Minutes
August 11, 2025

The members of the Lake Santee Property Owners Association (LSPOA) met for their annual meeting on Sunday, August 10, 2025, at 2:00 PM in the Lake Santee Community Room. The meeting was called to order by Vice President, Nathan Walsman. Other board members present were Nathan Walsman, Tony Adelman, Gina Julien, Ryan King, Craig Stilwell, Autumn Hurm, Polly Fox and Steve Knight (via phone). Employee present was Joyce Eddy. Members present were Donna Clutter (352), Connie Adelman (198), Paul Gosnell (1147), Ronda Peetz (291), Paul Oefinger (550), Donna Knight (108), Dick Veach (1384), Steve & Cathy Gray (911), Cathy McDaniel (340), Mark Hirt (1107), Bob Kasee (760), Deb & Steve Yost (803), Michael & Denise Dora (164), Shannon Gibbs (97), Angela & Mike Walterman (1472), Bruce Smith (152), Harlan & Charlene Smith (892), Kari & Ian Rickerby (603), Donna & Larry Sandman (257), Maureen Lakin (1162), Larry Nicks (567), Mary Tapke (284), Nancy Ranz (601), Gayle Bryant (599), Martha & Charlie Dieckmann (2), Valerie & Bill Collings (1387), Skip & Jonie Spetter (24), Lisa McPherson (236), Dave Eddy (68), Mike Manlick (350), Dan & Liz Dietrich (263), and Kim Stilwell (201).

Vice President Walsman called the meeting to order and made the following statement:
Welcome everyone, thank you for attending today. Our Lake operates under the Corporate Charter established in May of 1965 as well as the governing by-laws approved, adopted, and amended by all members in good standing effective August 8, 2021. As prescribed in those bylaws, we have this annual meeting for the primary purpose of electing new Directors to the Board, to hear feedback from the membership and conduct any other business that may arise as part of this meeting.

Vice President Walsman read the following statement from President Knight:3333333
Welcome to all that have joined us today. First, I want to thank Autumn and Tony for their service on the board. Our success as a board depends on teamwork and they have been great contributors to that effort.

We have had another great year and I am confident the committee reports will provide detail on the many successful projects.

Here are some highlights of the successes we have enjoyed this year. We are excited that our restaurant is thriving and we have a successful full service marina that has expanded its services. Lakeview Wellness continues to grow its programs for our community, and our new Maintenance Supervisor and new Utilities Supervisor have already made great steps toward catching up on stalled projects.

One of the most exciting new successes is the profound improvement in clarity in the lake! What a dramatic difference! The Silt and Sediment program and dredging has really been a success!

Regarding the Long Range Planning survey, thank you for all that responded. Approximately 40% of our membership responded. We will use the information you provided to guide the board's decision-making process. A summary of the Long Range Planning Committee project will be provided when completed in a few months.

The LSPOA Board of Directors welcomes your input and we always welcome members that want to get involved and be part of the team. As stated before, our success is a team effort and the more that members are involved the more that gets done.

And please give a round of applause for our Lake Manager, John Lecher. John works tirelessly to manage the day-to-day items, as well as keeping an eye on our future needs. Each year board members change and John helps keep each new board focused on the ongoing programs. So, John, thank you from the board members and the community!

We appreciate your support and look forward to your attendance at our monthly meetings and the upcoming budget meetings that begin in October.

Again, thank you for your support!

Vice President Walsman then asked Tony to provide a summary of the highlights from the 2024 Annual Meeting minutes. After reading the minutes, the minutes were approved by a motion from Gina and second by Craig.

Vice President Walsman then asked Tony to provide a financial update for the fiscal year.

Tony stated:

For the fiscal year ended February 29, 2025 vs February 28, 2024, LSPOA operated at a deficit of $68,751 (expenses exceeding revenue) vs a positive $188,384. Revenues were 4% lower, (mainly related in reduced Marina revenue), total expenses were 19% higher (mainly related to Lake and Beaches expenses). Total cash and investments were $747,088 vs $899,143. Funds allocated for future repairs and replacement (set-asides) totaled approximately $197,771 vs $373,387. Membership dues and assessments collected at the beginning of the fiscal year continue to be invested in a money market account at First Financial Bank to allow LSPOA to earn market rate interest income.

Committee Reports

Rules & Regulations – Nathan Walsman

The past year has been fairly light from a Rules & Regulations standpoint. We added three (3) new rules and had revisions to four (4) rules. Below is a summary of the changes:

- New Rule 7.13 - was added to prohibit fishing on the marina fuel dock due to the amount of hooks, lures, and debris being left on the dock.
- Revised Rule 11.1 - to allow event tents for up to 5 days with the purchase of a permit.
- New Rule 12.27 - was added requiring minimum insurance requirements for contractors providing over-water and shoreline dredging to help ensure that only qualified individuals are working in and around our lake.
- Revised Rule 4.18 - to allow members to install boat lifts at Association docks at their own expense with a security deposit. Installation, removal, as well as damages caused to the shoreline during these processes will be at the member's expense.
- Revised Rule 15.1 - to clarify the use of the community room will be at no charge for activities open to the entire community.
- Revised Rule 4.1 - to classify Waketoons (pontoons with wake enhancing technology) as surf boats and limit their length to 20ft similar to runabouts.
- New Rule11.17- was added stating that shoreline protection is the responsibility of the member and must meet community standards.

Long Range Planning Committee

At the end of 2024, we formed a long-range planning committee to help identify the wants and needs of the community and to be able to proactively plan and budget for the future. We created six different sub-committees to focus on the following areas:

- Membership Input – Ryan King
- Lake Association Comparisons – Stephanie Schene
- Revenue Generation – Carol Goodwin
- Finance Committee – Steve Yost
- Amenities Review – Deb Haboush
- Physical Property/Operational Review – Deb Foudray

A survey was sent out this spring to gain membership input on a variety of topics. The survey was closed at the end of June with 287 responses. The committee is meeting to review the results of the survey. Members can expect a follow-up survey to dive deeper into some of the topics and/or to provide more clarity on some of the topics with mixed results. The goal is to finalize the Long-Range Planning Document by the end of 2025.

Recreation –Craig Stilwell

From August 2024, the lake was entertained by Holly Barrett and the Fusion Band on August 24th and Lincoln Street Band on August 31st. There was also a Farmer's Market on August 31st. Flutes on the Lake performed on September 28th and the annual Trunk or Treat was held on October 26th. Breakfast with Santa, sponsored by the Kiwanis was held on December 14th with approximately 50 persons attending. The same day judging for the Christmas Décor contest occurred with five (5) residences awarded a prize. Trivia held a New Year's Eve party on December 31st.

2025 kicked off with the annual Easter Egg Hunt on April 19th. Despite the rain, we had a large turnout of community youth. Summer activities kicked off on Memorial Day with a concert by Rusty Bladen and his band presented by Sandman Brothers Motors and Shelbyville Vespa. The Darrell Peetz Memorial Car Show and Project 19 Band--both scheduled for June 14th were postponed due to weather. The new date for the car show is August 23rd and Project 19 will be rescheduled for 2026. Fourth of July activities included the annual yard sales on July 4th and 5th; Kayak Races sponsored by Lake Santee Connections the morning of July 5th; a DJ on the beach the afternoon of July 5th; Lincoln Street Band in the evening, followed by the annual fireworks sponsored by REMC. The annual youth fishing tournament was held on Sunday, July 6th with 49 youth registered.

A concert by Big Skies Band, sponsored by Tree City Properties was rained out on July 12th and rescheduled for August 1st. Tree City Properties also sponsored a "Bark to Art" event on July 19th. The annual concert sponsored by the Booster Club and featuring the Belairs scheduled for July 19th was postponed due to illness of one of the band members and we are unsure at this time whether it can be rescheduled in 2025. The first Farmers Market in 2025 was held on Saturday, July 26th. David Lewis performed on August 2nd. Rachel Holt is scheduled to perform on August 23rd and the band 45 RPM will perform on August 30th. The second Farmer's Market will also be held on August 30th. Also upcoming is Flutes on the Lake in September, and a family movie night on September 27th.

In addition to the musical entertainment and special holiday events, regular Trivia was held most weeks on Thursday night; Music Trivia occurred most Sunday evenings; Bid Euchre was played on Tuesday

afternoons; and a 3-person Bid Euchre Tournament was held once a month during the winter and spring months.

Community Room – Craig Stilwell
From August 1, 2024 through July 31, 2025, there were 37 Community Room rentals and four (4) shelter rentals. We are pleased that we have such nice facilities to offer to our membership for gatherings. We appreciate that those who rent these facilities have respected and taken care of them.

Lakes & Beaches – Gina Julien

Year in Review:
Erosion Control measures were taken within the lake this year. On LSPOA property, we secured areas north of the bridge, sediment pond, lot 137 and the crossing in Hatton field with shot rock.

An in-depth Dam inspection of the earthen dam and spillway was provided by Civil & Environmental Consultants, Inc (CEC). Comments from the lead engineer state that our earthen dam which was built in 1965 is in very good shape with the exception of the concrete spillway surface. CEC provided a comprehensive list of remediation needs which was reported in the June 2025 L&B report. We are gathering quotes for repair. The first estimate we have received thus far exceeds $100,000. We are waiting for additional quotes and these will be compared for cost effectiveness and work quality.

Private dredging is being conducted by McCullough Excavating to members during July and August of this year.

We had Aquatic Control conduct a fish survey in October of 2024 (this is done every three years). The survey identifies the health of the fish population, types and approximation of fish species, areas where stocking certain species of fish may help with reducing problem fish and crustations. The full fish report is on the LS website.

The youth fishing tournament was hosted during the July 4 holiday weekend. We had our largest turnout with 49 young anglers ranging in age from 3 to 14 years old. Generous donations of trophies, fishing rods, tackle boxes, water bottles, sunglasses, and tee-shirts were provided by Ronda and Chris Bennet and Pam and Craig Duncan. We are grateful for their donations and support at the tournament.

Fish stocking took place in October, 2024. Aquatic Control stocked 3,500 largemouth bass and 1,500 hybrid striped bass. A donation toward the cost of these fish was provided by Carol Goodwin's brother who was an avid fisherman her for many decades. Additionally, we receive a generous donation of approximately 200 additional adult largemouth bass from the Lake Santee Tournament fishing group. We are very thankful for both donations.

The kayak launch was redesigned to make it easier to accommodate launching at the north end site.

Membership Committee – Polly Fox

New members from August 1, 2024 through July 31, 2025 were 39.

Marina -

The marina purchase was completed July 29, 2022. The purchase and the leases for the marina components have made good progress after three (3) years of operation.

We are working on the final details of the Fuel and Estop System install and hope to get that scheduled very soon.

The first component of marina operations was the lease of the Marina Store to Tom Robbins. He is in his third year as the marina store lessee and we will be revisiting that lease in the Fall of this year.

The second component of marina operations was the lease of the Marina Services. Dave and Diana Armantrout (Lake Santee Marine Service) signed a 2-year lease on July 1, 2024. They do a myriad of services on boats and repair golf carts. Their newest offering is the Atlas lifts and the installing of lifts.

The third component of marina operations, the Marina Residence, has been leased to Lakeview Wellness with a 5-year lease signed June 1, 2024 with the amended option to turn that into a ten (10) year lease. In the past year, they have:

- Launched five (5) community volunteer led programs
- Welcomed two (2) professional wellness services
- Started their Caregiver Connect support group
- Opened the pool for private use, hosting small gatherings and events.

They have raised over $286,500 through grants to renovate the building, make it ADA accessible, and add a separate entrance for wellness services - creating space for connection and helping reduce social isolation in our rural community.

While they prepare for renovations and launch additional fundraising efforts, they have opened the kitchen, gathering room, and pool for use by donation. Some restrictions apply.

We are pleased to have partnered with these individuals/entities and we look forward to a continued relationship with them in making the marina a great amenity for our community.

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Building Committee & Clean Up – Ryan King

In 2024-2025, Ryan served as Chair of the Building Permits and Cleanup Committees. Below is a summary of the year's activity in those roles:

1. **Permit Activity:**
   A total of 93 permits were issued, including 16 for new homes - closely mirroring last year's numbers of 92 permits and 16 new homes.

2. **Permit Revenue:**
   Fees collected for heavy construction and new home permits generated an additional $6,350 over the past 7 months. This added revenue has been a valuable contribution toward both budgeted and unbudgeted repair needs.

3. **Community Cleanup:**
   Cleanup efforts resulted in the mailing of 51 courtesy letters, 24 second notices, 6 third notices, 5 violation letters, and 17 thank-you letters. This year, we focused on addressing inoperable boats, personal property concerns, LSPOA-owned lots, and shoreline stabilization. To improve response time and efficiency, cleanup rounds have been increased to a monthly schedule.

4. **Annual Litter Cleanup Day:**
   Ryan initiated a 4th Annual Litter Cleanup Day in April, which unfortunately had to be canceled due to inclement weather. Ryan looks forward to bringing it back next year.

5. **Long-Term Planning & Communications:**
   Ryan also been actively involved in the LSPOA Long-Term Planning Committee and had the privilege of chairing the Communications Committee. Working alongside Mike Manlick and Lisa McPherson, we gathered input from all planning subcommittees and developed a community-wide survey. I was encouraged by the strong response and am excited to share the final results with LSPOA membership later this year.

A Big thank you to Joh Lecher for your endless hours of support & leadership. Finally, a heartfelt thank you to outgoing board members Tony Adelman, Autumn Hurm, and Polly Fox. It's been an honor to serve this community alongside you.

Thank you all once again for the opportunity to contribute to such a great place to call home.

Roads & Maintenance – Ryan King for Aaron Fitzgerald

New Maintenance Manager: John Foudray took lead of Maintenance on November 11, 2024

In 2024-2025, the maintenance department handled the following:

- 14 New water taps and sewer lines.
- 48 Utility locates
- 46 Sewer(Turtle) Call/Repairs
- 26 Water Calls/Repairs

Highlights:

New multitask dump truck was purchased. This will increase productivity when snow plowing with steerable blade while still being able to use large dump truck for plowing as well. Also, adds capabilities having two (2) dump trucks for the maintenance crew.

Built new diving platform and launched at main beach.

Added gravel for parking at Marina boats docks.

Cutout damaged culvert at Cayuse/Makah and extended 7' into the ditch.

Completed Road edging around Pawnee trail, Oneida, Itawamba, Seneca, and Dru Cove.

Roads Perspective:

*113 Tons of sand spread

*643 Ton of #8 gravel dropped

*262 Ton of #73 limestone spread

*105 Ton of #8 limestone distributed

*Exploring a chip/seal test project with the intent to decrease dust issues at a lower cost vs paving. This involves competitive quotes from multiple vendors and input from county referencing their experience.

*LSPOA will pave Itawamba from Santee Dr to Blackfoot trail.

Security –Autumn Hurm

First off, I would like to thank the board for their incredible hard work, constant motivation, and group brainstorming that accomplished so much in my past three (3) years and to the community members, watching all of the energy, planning and just genuine love you pour into making this the best lake community for all members I thank you. After being part of the board, I recognize the amount of work it takes for all of the groups to provide so many opportunities to others to enjoy Lake Santee.

I would like to thank John Lecher for his constant support and involvement with the security team at Lake Santee. To our security team members: Rick, Rich, Jim, Randy, Andrea and Charles, thank you for your time and dedication. To Randy for putting in the most boat hours this summer, and all of the extra time everyone helps on the weekends, holidays, and during Lake Santee events. The team works both from the road and on the water to keep our community safe.

Thankful to report that over this summer of 2025 there has only been one report of stolen gas. Still sad that we never caught up with the person or persons behind the many gallons lost in the summer of 2024.

Our boat security driver has been able to work using the body camera. Hoping this keeps all of our communications on the water more clear. The truck has a backup camera installed which helps keep our drivers safe.

Looking into next year, the board will be reviewing boat length, boat horsepower, boat safety and best boating practices. Included in this will be more information and studies about wave height and shoreline erosion. I am sad that I will not be a part of that conversation at the board level; however, I challenge this next board to be thorough and open-minded when making decisions and revisions.

To end with the yearly count from the security team: Miles driven-20745, hours patrolled - 5486, hours on call - 3274, radar - 236, road warnings - 14, road citations - 27, water warnings - 5, water citations - 16, road issues - 66, water issues - 21, assist EMS - 90. Animal calls - 45, remove nonmembers - 25, vandalism - 28, property owner calls - 438, RV/camper checks - 71, golf cart inspections - 61, solicitor calls - 7.

Recognition of Clubs/Organizations

Vice President, Walsman gave an opportunity for the recognition of various clubs and organizations at Lake Santee.

Booster Club – Paul Gosnell asked for community support to let the advertisers know you saw their ad in the Smoke Signals.

Women's Club – The Women's Club president reported that along with many volunteering with in the community, this past year they purchased four (4) new polyvinyl picnic tables for outside the community room, purchased a new drinking fountain, that is cold water and has a bottle fill station, and replaced the swing seats on the swings at the main beach. The Women's Club also gave a $1000 scholarship to a high school senior that lives in the community, volunteers serve on Thursday afternoons each month serving meals to their clients and several members and their spouses deliver meals once a week each month at

The Bread of Life in Greensburg. We sponsor an acre with the "Feed the Flock" program, along with supporting various other community organizations.

Each year the Women's Club holds an auction in August, and the proceeds received will be used to continue to make Lake Santee a prestigious lake to live at. The auction held last night, August 9, was very successful and the proceeds were approximately $15,600. This was a best auction in the history of the club and the Women's Club would like to thank all the people that donated items and the bidders who purchased them.

Lake Santee Book Club – The Book Club meets in the community room on the third Monday of each month. This year they are having a few meetings at night. Even though not everyone comes to the meeting, many members read the books.

Optimist Club –Nathan reported for Ed Fox that the Optimist Club put out flags when the lake puts its flags out.

Clarksburg Community Volunteer Fire Department & C.E.R.T. – Thursday, September 18, 2025 is the Chilli supper and membership fund raiser at the Clarksburg station. Please remember to pay your dues as they support our lake community.

Pickle Ball Club –Nathan announced that there would be a third annual pickle ball round robin tournament Labor Day Weekend on Saturday, August 30. It is $10 entry fee and there will be three (3) different skill groups.

Election Committee Results

The election committee consisted of Deb Yost, Chairman, Deb Higginbotham, and Richele Griffin. Deb mentioned that out of 745 members in good standing, only 251 ballots were returned. Six (6) proxies were returned and all six (6) were voided because they also voted on their own ballot. Deb also encouraged everyone to participate in the voting.

The results are as follows:
1st – Polly Fox – 175 votes
2nd – Mike Dora – 160 votes
3rd – Steve Gray – 155 votes
All three (3) will serve three-(3) year terms.

Runner up was Mark Hirt – 128 votes and Bruce Smith – 87 votes. There were several write in votes.

Member Discussion

Vice President, Walsman then opened the meeting for comments by the membership. The topics consisted of the following:

Bill Collings –He stated that there is more vegetation in the fishing cove and were there plans to address. Gina will contact Aquatic Control. He also asked how the Marina is doing.

Charles Dieckmann – He asked for a moment of silence in memory of Nancy Fredrickson.

Vice President, Walsman, then asked all newly elected Board Members present to stay and have a short organizational meeting with the existing members. Autumn adjourned the meeting on a motion, seconded by Gina, motion carried.

Respectfully submitted,
Tony Adelman, Secretary