

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 9, 2010

The Lake Santee Property Owners' Association Board of Directors met on June 9, 2010 in the Community Room. President Neil Jackman presided and called the meeting to order at 7:30 PM. Other Directors present were Randy Ostendorf, Diane Hart-Dawson, Craig Duncan, Craig Lloyd, Doug Lecher, Nancy Fredrickson, Woodie Perkins and Rosemary Kinnett. Employees present were Darin Miley, Brandon Litmer, Ronda Peetz, Justin Speer, Rick Justus, and Carl Root. Members and guests present were: Clair Fredrickson, Kathy Miley, Devan Sieg, Charles Winzenread, Karen Ball, Jim Hornig, Ken Meyer, Bob Reger, Charm Seright, Jack Fletcher, Kim Belter, Tom Russell, Dick Veach, Judy Graves, Sheri Jackson, and Larry Foster.

President Jackman called for a review of the minutes of the May 12, 2010 meeting. **The minutes were approved on a motion by Craig Duncan, seconded by Craig Lloyd.**

Rosemary Kinnett gave a brief review of the Treasurer's report. **The Treasurer's report was approved subject to audit.** Rosemary then presented the following bills for May 2010 to the Board for approval:

MAINTENANCE

Greensburg Tool & Supply - cleaners, tissue	\$	137.95
Becker Electric - light bulbs for restrooms	\$	52.16
New Point Stone - road stone	\$	5,150.21
Tops Home Center - nut/washers, fertilizer	\$	48.79
Stone's Farm Service - blades for backhoe	\$	63.90
Lake Santee Marina - Oil for pontoon	\$	32.10
Premier Ag - fuel	\$	2,150.30
Stone's Napa - oil filters, car wash	\$	45.63
Sub-Total	\$	7,681.04

ADMINISTRATION

Lake Santee RWWD - sewer/water	\$	317.35
Decatur County REMC - electric	\$	441.42
Selective Insurance - insurance premium	\$	10,510.00
MBS Software - support renewal	\$	800.00
Tops Home Center - carpet cleaner	\$	6.98
Lake Santee Marina - UPS Charge	\$	7.11
ETC - wireless service	\$	39.95
Verizon North - phone service	\$	336.98
Cintas - uniforms	\$	291.35
Sub-Total	\$	12,751.14

SECURITY

Lake Santee Marina - dock lines, check patrol boat	\$	88.21
Sub-Total	\$	88.21

COMMUNITY BUILDING

Lake Santee RWWD - sewer/water	\$	96.35
Decatur County REMC - electric	\$	223.38
Greensburg Tool & Supply - cleaners, tissue	\$	137.95

	Sub-Total	\$ 457.68
TRASH SERVICE		
Best Way Disposal - trash service		\$ 626.76
	Sub-Total	\$ 626.76
	Total	\$ 21,604.83

After presentation, the bills were approved for payment on a motion by Nancy Fredrickson seconded by Woodie Perkins.

MEMBER INTRODUCTION AND COMMENTS

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

Kim Belter expressed her concern reference boaters violating Rule 4.12 concerning not creating a wake within 100 feet of the shoreline.

Karen Ball requested information on a possible entrance/exit at the north end of the Lake. Neil stated the Board had not received a request or any information concerning another entrance.

Larry Foster questioned if the Board would have a consensus to allow commerce in the sub-division.

CORRESPONDENCE

Neil summarized a letter received from Jack and Helen Fletcher on boating safety concerns and possible recommendations. Jack personally addressed the Board as well. Neil commented the width of the lake at its' narrowest point still allows for boaters to adhere to the 100' rule of not creating a wake near the shore.

COMMITTEE REPORTS

Rules & Regulations – Randy Ostendorf

Randy stated the Rules and Regulations Committee met with Darin Miley, Lake Manager, concerning inoperable boats in the subdivision. It was the committee's recommendation to refer this to the clean-up committee for possible action.

Recreation – Woodie Perkins

Woodie thanked everyone for the great attendance at Darin's welcome BBQ. Saturday, June 12th, Pros't Band will be performing at the Beach from 5 to 8 PM. Woodie reminded everyone to check the Smoke Signals for upcoming activities. A sign-up sheet is in the office if anyone would like to help collect firework donations at the entrance on July 3rd.

Lake & Beaches - Craig Duncan

Craig announced a bass tournament was held on Sunday, May 23rd with the following results:

There were 7 boats in the tournament and 17 fish weighed in. The big fish weighed 4 lbs. 14 oz.

First Place – Rick Kennedy and Rob Merriman – 16 lbs. 4 oz.

Second Place – Chip Ayers and Lisa – 9 lbs. 8 oz.

Craig reviewed additional information concerning the paddlefish, specifically the difference of opinions on how many should be stocked per acre. It was Craig's recommendation not to pursue this endeavor at this time.

Membership – Diane Hart-Dawson

Diane presented the following applications for membership:

- Judith Sweet, Lot 782
- Arthur & Sharon Kobeske, Lots 1338 & 1339
- Roger & Gladys Roberts, Lots 113, 114, 115, 116, 117, 1129
- Perry & Sandra Linville, Lots 455, 456, 457
- Steve Fields, Lots 801, 802, 803
- Edward & Robin Anderson, Lot 625
- Jason Phillips, Lot 1534
- Paul & Melinda Brock, Lot 1612
- Mark Crouch, Lot 616

Diane commented that she has been contacting new members to welcome them to the community and to invite them to upcoming recreational activities.

Community Room – Diane Hart-Dawson

No report.

Building Committee – Craig Lloyd

The following building permits were issued during the month:

- Robert & June Cushing, Lot 1416 Outbuilding
- Charles Lowe, Lot 534, 535 Deck
- Matt & Kerri Koors, Lot 468, 469 Addition
- Randy Emerson, Lot 816 Garage

Roads & Maintenance – Doug Lecher

Doug announced the Spring stone application has been applied. Additional stone will be purchased with the balance of monies budgeted and applied this Fall. Lignin will be applied as weather permits.

Doug reviewed information on the current backhoe and detailed research for a replacement, including new, used, as well as a leasing option.

The Lake currently has a 1990 John Deere 410C with approximately 5500 hours of operation. Several thousands dollars have been spent the last few years for repairs and now is in need of new tires at a cost of \$3,000. A 15-20% pricing increase is expected next year due to the Tier 4 emission levels on new machines.

A motion was made by Doug Lecher and seconded by Nancy Fredrickson to purchase a 2010 John Deere 310SJ Tier 3 Backhoe Loader from Holt Equipment in Indianapolis for \$65,000. This price is after the \$9,500 trade in for the current Backhoe Loader. Motion carried.

Security – Nancy Fredrickson

The complete security report will be printed in the Smoke Signals. Nancy stated two new part-time security officers have been hired. In addressing earlier comments, Nancy reiterated security is very concerned with boating safety and is planning a larger presence on the water this year. Security is also working on loose and nuisance dogs. Nancy reminded everyone to call security at 812/527-2943 if they observe violations.

Clean Up – Rosemary Kinnett

Rosemary stated the clean up committee would be scheduling a tour of the subdivision soon.

Restaurant – Neil Jackman

Neil stated maintenance would be re-staining the restaurant deck as weather permits as well as caulking and re-painting the windows. The Board reviewed a request from the restaurant operators to reduce the rent since they will be seasonal. The Board agreed to a \$600 annual reduction.

The restaurant is now serving breakfast from 10am – 1 pm on Sundays.

OLD BUSINESS

Tom Russell thanked maintenance for trimming the landscape shrubs at the entrance.

Neil explained the Board has decided to lower the asking price on lots for sale by the Association with the hope of recouping all monies owed on the property as well as obtaining a new membership. A “for sale” sign will be placed on the lot and they will be advertised in the Smoke Signals. **A motion was made by Randy Ostendorf and seconded by Woodie Perkins to advertise the following lots for sale. Motion carried.**

- **Lot 1599 - \$3,600**
- **Lot 1635 - \$3,600**
- **Lot 1053 - \$4,100**
- **Lot 1085 - \$1,600**

NEW BUSINESS

Tom Russell, Nominating Committee Chairman, recognized the following members of the committee: Judy Graves, Charm Seright, Jim Hornig, and Maury Lay. A total of 17 members were personally contacted by the Nominating Committee and asked to consider running for the Board of Directors. The slate of candidates for the 2010 election of Directors was presented as follows:

- Nancy Fredrickson
- Diane Hart-Dawson
- Neil Jackman
- Sheri Jackson
- Devan Sieg
- Dick Veach

LAKE MANAGER'S REPORT – Darin Miley

Darin provided the following information:

- Mowing contracts have been completed. The contractor has agreed to freeze prices till 2012 at which time there will be a fifty cent increase per lot.
- Lignin will be purchased from two vendors at a rate of \$117/ton. This should save approximately \$1,000 with both companies competing for our business.
- We have agreed to a two-year contract with Cintas Uniform with NO price increase.
- The office will be utilizing direct deposit. There is no cost for this service through our bank and we will save money in cardstock, toner, and man hours.
- With no objections, we will close the Repurchase Account and move \$31,043.20 to the Money Market Account bringing the balance to \$250,000.00 with an interest rate of .75% (+.25 increase). Place the remaining funds in our checking account to receive a maximum interest rate “currently” at .45% (+.10 increase), the increase of funds in this account helps us to offset service charges. Had we implemented these changes on January 1st we would have netted \$450.36 in extra interest for the LSPOA through the end of May.
- All employees have signed the new Employee Handbook. Time cards are reviewed and signed by Brandon and myself.
- An AED machine has been acquired from the Clarksburg Fire Department. We are waiting on information from our insurance company before a new battery is ordered.
- CPR & AED Training is being scheduled at a cost of \$20.00 per person for regular employees. This should be completed prior to July 1st.
- Building Permits applications will now be signed by the Lake Manager and the Maintenance Supervisor who will visit the lot submitting the building permit, making necessary measurements and verifying compliance. The building committee chair will also sign the permit and reserves the right to accompany if he or she chooses. This provides more efficient time management to all parties concerned.
- The USDA is now awarding grants of \$200,000.00 for the placement of Tornado Sirens. If there is no objection my recommendation is to press forward ASAP, this is first come first serve and there's only \$5 million available statewide. <http://www.wthr.com/Global/story.asp?S=12561781>
- The Patrol Boat is in need of engine repair and a quote has been received. A list of safety gear needed for the patrol boat and vehicle is being compiled and an estimate will be obtained.
- New e-mail accounts are as follows:
 - lake.mgr@etczone.com Darin
 - lake.maint@etczone.com Brandon
- New sign at the beach stating “Beach Pass Required” will be made by maintenance.
- Our large beach slide broke on May 29th it was repaired on June 1st. The small beach slide cracked on May 31st, it is non-repairable and was

removed from the stand. Assuming we want to replace it I will pursue estimates and make a recommendation to the board.

- Heavy Trash will take place July 17 – 25th during normal recycle hours.
- Met with elected and appointed officials in Greensburg and Decatur County to introduce myself.

Darin thanked everyone for the warm reception he and his family has received as well as the staff for their support.

OTHER

Neil stated Darrow McCreary worked 2.86 hours for the Association last month. Neil thanked the Women's Club for their hard work on the flower beds.

There being no further business, Diane Hart-Dawson made a motion to adjourn, seconded by Rosemary Kinnett, motion carried. The next regular meeting will be held on July 14, 2010 at 7:30 PM in the Community Room.

Respectfully submitted,

Rosemary Kinnett, Secretary