

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 11, 2010

The Lake Santee Property Owners' Association Board of Directors met on August 11, 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, Dick Veach, Craig Duncan, Craig Lloyd, Doug Lecher, Nancy Fredrickson, Woodie Perkins and Rosemary Kinnett. Employees present were Brandon Litmer and Ronda Peetz. Members and guests present were: Kathy Miley, Frank & DeLane Erdosy, Charm Seright, and Clair Fredrickson.

Neil welcomed Dick Veach to the Board. He also thanked the Election Committee for their hard work. Jane Cochran served as the Inspector and Sharon Russo and Charles Hocker served as tellers. Neil reviewed the Board committee assignments.

President Jackman called for a review of the minutes of the July 14, 2010 meeting. **The minutes were approved on a motion by Woodie Perkins seconded by Nancy Fredrickson.**

Rosemary stated as secretary/treasurer, she has asked the Executive Committee members and Darin to serve on the Finance Committee, which she will chair.

Rosemary Kinnett gave a brief review of the Treasurer's report. **The Treasurer's report was approved subject to audit.** Rosemary reported Darrow McCreary had worked 1.5 hours during the past month. Rosemary then presented the following bills for July 2010 to the Board for approval:

MAINTENANCE

Premier Ag - fuel	\$	967.80
Barco Products - paint	\$	296.56
Haskamp Trucking - clean out ditch at north end	\$	100.00
Prince Minerals - lignin	\$	5,586.75
P & W Trucking - lignin	\$	2,861.82
BW Rogers Co. - fitting for road maintainer	\$	6.25
Lecher Farm Service - weed eater repair	\$	189.33
Nobbe Mower Shop - mower maint. Parts	\$	45.79
Sub-Total	\$	10,054.30

ADMINISTRATION

Frontier - phone service	\$	343.33
Decatur Co. REMC - electric service	\$	659.86
Boyce Forms - receipt books	\$	185.75
Copy-Co - Annual service agreement	\$	737.96
Quill - paper for ballots, labels	\$	118.22
Circle Printing - envelopes, paper, folding	\$	493.47
Lake Santee RWWWD - water/sewer service	\$	358.85
Cintas - uniforms	\$	297.91
Lake Santee Marina - UPS charges	\$	49.89
Sub-Total	\$	3,245.24

SECURITY

Lake Santee Marina - fuel	\$	74.89
Sub-Total	\$	74.89

COMMUNITY BUILDING

Lake Santee RWWWD - water/sewer service	\$	142.13
Decatur Co. REMC - electric service	\$	489.12
Pressure Cleaning Solutions - clean sidewalk	\$	125.00
Sub-Total	\$	756.25

TRASH SERVICE

Best Way Disposal - trash service	\$	908.79
Sub-Total	\$	908.79

Total	\$	15,039.47
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After presentation, the bills were approved for payment on a motion by Dick Veach, seconded by Woodie Perkins.

MEMBER INTRODUCTION AND COMMENTS

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

Frank Erdosy requested the Board investigate utilizing GPS numbers for addresses. Charm Seright thanked the Ski Club for hosting the ski clinic and their patience with the new skiers.

CORRESPONDENCE

No correspondence was received.

COMMITTEE REPORTS

Rules & Regulations – Dick Veach

Dick announced Craig Lloyd and Woodie Perkins would serve with him on the Rules and Regulations Committee.

Recreation – Woodie Perkins

Woodie reminded everyone on Saturday, August 14th “The Mix” would be performing at the main beach along with a drive-in car show.

Lake & Beaches - Craig Duncan

Craig reported on the Bass Tournament which will be printed in the Smoke Signals.

Complaints have been received concerning the condition of the Main Beach. They are due to the geese and lack of sand in the water. The Maintenance crew will begin raking the beach three times each week and “Flight Control” will be sprayed on the grass area around the beach when weather permits. We will also be adding additional sand to the beach at a later date.

In the past few days, members may have noticed floating green algae on the water. Pictures were sent to aquatic control and the following information was received from Nathan Long, one of their Biologists: *It is a microscopic bluegreen algae bloom. Blooms are everywhere right now. Very frustrating and difficult to deal with this time of year due to the fact that water can't hold as much oxygen when it is this hot. Our treatments in May and June kept it at bay, but when we checked the oxygen levels prior to treatment in July it scared us into putting on a little lighter dose of copper in order to avoid a fish kill. We upped our alum dose hoping to slow it down, but doesn't look like it has lasted. Your next treatment is scheduled for August 16th. This should take care of the mats you are seeing, but I cannot kill off the entire bloom or you would have a dead fish mess to deal with. We need a heavy rain to flush some of these lakes. I am going to have them take a sample and hopefully we can get some folks at Clemson to take a look at it. They will challenge the algae with different algaecides and may be able to come up with a better prescription.*

Craig read a letter previously received from a member requesting authorization to dig out the back portion of their cove. The Board will review the request and make a recommendation at the next board meeting.

Membership – Craig Lloyd

Craig presented the following applications for membership:

- Allan & Diane Smallwood Lot 809
- Gerald & Mary Ann Barnett Lot 1299
- Deric & Julie Yonts Lot 1085
- Ron & Marla Winters Lot 561
- Justin & Elaine Guidroz Lot 877
- Bryan & Sharon Gaffney Lot 262

Community Room – Craig Lloyd

No report.

Building Committee – Nancy Fredrickson

The following building permits were issued during the month of July:

- Kevin & Nancy Dick Lot 344 Dock
- Brandon Fisk Lot 1160 Outbuilding
- Ron & Nancy Day Lot 1643 Driveway culvert
- Ron & Nancy Day Lot 1643 Unattached Garage
- Travis Dimmett Lot 1313 Addition

Roads & Maintenance – Doug Lecher

Doug reported the lignen has been applied to all stone roads. Several quotes were received for sealing the parking lot at the main beach. King Asphalt will be doing the work at a cost of \$1,600 for cleaning, patching, two coats of sealant, and painting the lines.

Security – Randy Ostendorf

Randy stated a list of equipment needed for security and the patrol boat was generated and pricing received. Lake Santee Marina will be ordering the equipment and has offered a discount to the Association.

Clean Up – Nancy Fredrickson

Nancy stated a clean up tour of the sub-division will be completed prior to the next meeting.

OLD BUSINESS

Neil stated lot 1085 owned by the Association sold and the transfer is complete. Three lots owned by the Association remain for sale.

NEW BUSINESS

Cell Phones – Darin requested the Board consider switching Security from our current radio system to cell phones. The monthly expense for three push-to-talks would be \$94.98 with an initial start-up cost of \$300 and a two year contract. **A motion was made by Woodie Perkins and seconded by Nancy Fredrickson to authorize the purchase of the cell phones.**

Decatur County Tax Sale – Darin explained the tax sale process. **A motion was made by Dick Veach and seconded by Woodie Perkins to authorize Darin Miley to purchase property in our sub-division at the September 9th Decatur County Tax Sale.**

MANAGER REPORT

Darin reported the following:

- Direct Deposit Complete: All employees last pay period were paid via direct deposit. Special thanks to Debbie and Ronda.
- I have asked security personnel to increase radar patrolling “as of this month 19 warnings and 1 ticket have been issued. Security will also be checking for life jackets over the next few weeks.
- All emails and verbal requests for service, maintenance, or action are now logged. This does not count building permits or RWWD maintenance requests. Since the last board meeting three work orders completed and six in progress.
- New computer has been ordered for the office, which includes a new backup/storage system (included in the price). Both items are under the allotted budget. The reason for abandoning the off-site storage was security and cost.
- Tennis court net has been ordered, should be here any day.
- New signs around the Lake
 - a. No soliciting
 - b. Beech Pass Required (Main and East Beach)
 - c. No dogs on the beach
 - d. For Sale signs posted on lots 1599, 1635 & 1053
- New backhoe has arrived.

- The old blue slide concrete base has been removed
- The main beach “several issues to discuss” I apologize that the main beach didn’t get raked the week of Aug 2nd. One of our employees was on vacation and it was an oversight that it wasn’t done. Once again I apologize!
 - The geese have returned to the main beach, with that said we have started raking the beach 3 times a week and will start spraying Flight Control on the grass areas to keep away the birds. Weather permitting we will spray this Friday after the grass has been cut.
 - Trash on the beach, as of lately there has been a tremendous amount of trash left on the beach, bottle caps, cigarettes, fast food cups etc, I urge all residents and or their guests to please clean up after themselves.
 - Foul language on the main beach; please be courteous to all users of the beach. The use of foul language at the beach can be cause for Security to ask you to leave the beach area, please be courteous to your fellow residents.

OTHER

The Board of Directors will meet outside of the sub-division on Saturday, September 25th to set objectives for the coming year. Members wanting to request items to be placed on the agenda may contact the office.

Neil provided data on boats, golf carts, and paid members for the past years.

There being no further business, Dick Veach made a motion to adjourn, seconded by Woodie Perkins, motion carried. The next regular meeting will be held on September 8, 2010 at 7:30 PM in the Community Room.

Respectfully submitted,

Rosemary Kinnett, Secretary