

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING JANUARY 8, 2009

Janice Bilton opened the meeting. The following board members were also present: Lynn Elston, Jim Delcamp, Mark Shenkel & Tim Moll. Ron Parke & Jim Donze were absent.

Minutes from December 11, 2008 Meeting: Janice Bilton asked the board members if they had any questions, additions or changes in these minutes. Lynn Elston made the motion to accept the minutes as printed. Tim Moll seconded it. The vote was unanimous. **Motion passed - Motion 09/01/01.**

Treasurer's Report: Lynn Elston asked the members to review December's Balance Sheet as follows:

Budget Funded Checking	-----	\$	14, 294.04	
Petty Cash	-----	\$	200.00	
Operating Fund- Savings	-----	\$	29,592.78	
Dam Fund	-----	\$	57, 379.12	
Improvement Fund	-----	\$	2, 200.00	
Emergency Fund	-----	\$	<u>15, 478.01</u>	
Total Current Assets				<u>\$119,143.95</u>

We have created a new fund, based on the resolution of the motion that was passed at the last meeting; the improvement for infrastructure. This fund will consist of the \$30.00 lot fees, and the sale of assets of the corporation. Lynn Elston and Janice Bilton have been working with Velvet Hendricks up at First Federal Bank. She is helping us manage our funds, moving back and forth between regular business accounts and CDs for higher interest rates. Most of the money we have in the dam fund is in a special 13 week CD, which will receive a higher interest rate than the current business account; we're trying to get the most interest possible. So far this year we have made a lot of progress as far as collecting money, and we are in pretty good shape. If we go to the January 6th, report which is the latest, you can see that as far as collecting the amount that was budgeted, we still have about \$19,000 to collect to get up to what was budgeted, and I think we will come close to achieving that, thanks largely to the last couple of weeks, we have had a lot of people who have paid their assessments, etc. The good news is that we have budgeted \$243,000, and so far we only spent \$203,000, so we are \$40,000 under budget. A lot of this is due to cutting back in a lot of the accounts that we haven't spent due to the fact that the girls in the office have been very efficient. We still have \$5,000 in office wages; and maintenance wages have \$3,500. They had to give another \$6,000 to another fund. So basically, I think that all the trustees have done a pretty good job as far as holding down spending. So now we not only have an emergency fund, and we can save enough on the operating fund; we can transfer, at the end of the year physically, some of that into the emergency fund, if we so chose. So, financially I think we're doing pretty good.

Janice Bilton asked if there were any questions. No questions were asked from the membership. President Bilton announced that the budget for March 1st will be forthcoming. Janice Bilton asked for a motion to accept the Treasurer's report. Tim Moll made the motion. Jim Delcamp seconded it. Vote was unanimous. **Motion Passes – Motion 09/01/02.**

Maintenance & Long Range Planning: Jim Delcamp - Whatever has been done in maintenance, has been done by volunteers. On Long Range Planning, I haven't put much together since last month. We will have something lined up for the Annual Meeting. Janice Bilton asked for any questions. There were none.

Dredging & Crane, Bridges: Ron Parke – Ron Parke was absent from meeting. Janice Bilton asked for any questions or comments. There were none.

Board Meeting for January 8, 2009 Committee Reports Cont.:

Office: Lynn Elston - There is the equivalent of one office personnel with the efficient work of Carol and Brandy working an equivalent of 30 to 35 hours per week. I don't foresee us going back to ever being open every day again, because if you go back six or seven years ago, our revenues were almost doubled what they are today. Our buying power today is about 33% of what it was; maybe half of what it was; as the revenues decrease, buying power erodes. Also we have lost about 100 members in the last 10 years also; that's \$62,000. Therefore Janice Bilton and I agreed to keep the office staff working three days in the wintertime. Come summer, I will talk with Janice about this, but I think they are going to maintain their three days, plus open Saturdays, because it appears that we can never receive the same amount of services with so much less money. If we get a lot of people who are opposed to that, we will have to address it at that time. We have also had to cut back on insurance by \$2,200; we cut out liability insurance that was excessive. We still have \$2,000,000 insurance coverage left. Therefore it looks like we are going to close out this physical year with more than \$3,000 to \$4,000. We also have to make the decision of the transcriptions of the monthly meetings we are taping. If we have a two-hour meeting, it takes 4 to 6 hours to transcribe. We'll have to make a decision on how much we're going to transcribe. I'll invite any input to help us save. Janice asked for questions. None were asked.

Legal: Jim Donze: not present -. Janice Bilton explained Brandy has worked extremely hard and collected quite a bit of money. We are working very hard to collect money and not giving anyone any slack; just pay up, that's it! We are making progress. Questions were asked for; there were none.

Public Relations & Long Range Planning: Janice Bilton – Nancy Elston, Jayne Ham and Sue Shenkel are going to work on the newsletter to put it together. Applications for nominations will be in the newsletter so people can fill out the application, and this can be put in the next newsletter. I do need someone for the nomination committee. We need eight nominees; two for each opening. Janice asked for questions. Jim Delcamp asked when the application for nomination needs to be sent out. Janice advised that the application needs to be sent out to members by end of January or the first of February.

Building & Grounds: Mark Shenkel - A letter was sent to the Hunt's on January 2, 2009 regarding the property that was destroyed by fire. This property was supposed to go for Sheriff's sale, but the Sheriff Department stopped the process the day of the sale; this was supposedly stopped via their financial institute. I am going to notify the Hunt's that somebody is going to have to clean this up. Kristine Hunt called the office in September and said the foreclosure was a mistake; their attorneys told them not to pay until the insurance company takes care of it on their end. Carol received the information that they were going to rebuild but to this date nothing has been done. Janice asked for questions; none were asked.

Security, Waste Water, Lake & Dam: Tim Moll - Security - I only had one call last month; that was because the Kidston boys were out here doing donuts around the lake at 2:30am. **Waste Water** - the water has been testing good. **Lake & Dam** - we haven't heard back from anyone yet.

Recreation Committee: Lori Poynter – We had our New Years Eve party; that's about all for now. The party turned out good; we had a nice, nice crowd. It was a good time. Corey and Carol pretty much took care of everything.

Finance Committee: Rocky Warner - Janice Bilton stated that we have eliminated this committee.

Board Meeting for January 8, 2009 Committee Reports Cont.:

Deed Restrictions, By-laws and Rules Committee: Janice Bilton stated that I'm going to ask Joyce Collins to give a report on this. Joyce Collins stated that the committee has met twice now. In the first meeting, we talked about the deed restrictions; we have concluded that somebody has done a pretty good job of protecting the people's home property here, with those deed restrictions. There were some suggestions for change that were discussed, and these have been kept in the file. Gary Baker suggested that we should really go ahead and start looking at the By-laws, and we did that last night. There were some key things in the definitions and also one item that really shouldn't be in there; it violates Civil Rights laws, I believe, or could be discriminating, if you may or may not be a member here. That's about it; we will continue to work on this. We will be meeting again next Wednesday, 7 to 9pm if anyone cares to join us. A comment by Bill Collins: "In terms of looking at our foundation documents, when looking at the long-term planning Board members and what their vision is, we need to know more clearly where the long term planning committee wants things to go because we certainly don't want to be working against those Board members. Lynn Elston noted that we need to establish a long term planning committee for that very reason. We don't have a long-term plan, although when thinking about what we have to do, Mark and I will be taking a trip to another lake next month, and we hope to pick up some ideas from them. Janice asked for further questions. None were asked.

OLD BUSINESS:

Budget – Lynn Elston stated we will have the budget together March 1st. The budget will be begun with the Fiscal year for the lake, because, I want to know exactly where we stand, how much we spent. I want to know exactly how much revenue we took in last year. Otherwise we're going to be estimating some of that stuff, and we will be back where we were last year; we missed the target on some issues. I want to know exactly what we spent; if your revenues go down 10%, your budget has to go down 10%. I can't make a good decision until March 1st when I will know exactly what we have. Janice noted that the Committee Chairmen need to work with Lynn to help him with this.

Equipment Status - Janice Bilton announced that the Board has decided to sell the 1982 red pickup truck. The reason is that the insurance is really high on it, it is not in good shape; it's not worth the insurance so we want to sell it. Lynn told the association that he attempted to talk the price down but the insurance company won't drop the premiums. Tim Moll moves to sell the old truck for \$500.00 or best offer. Money from the truck will go to the Capital Fund; motion seconded by Lynn Elston and vote was unanimous. If anyone is interested in this, call the office. **Motion Passed – Motion #09/01/03.**

NEW BUSINESS

Nominating Committee - Janice asked if anybody wants to be the chairman for the nominating committee; she explained the process. You get a committee to help call lake members to see if they want to run for the Board.

Adeline Schmidt Account – This account is in an estate and we will have to go through the lawyers to get this account cleared up which will cost LSPOA.

Econogas December 2008 Bill - Jim Delcamp reported about the bill from Econogas. The membership needs to know that the December 31st '08 bill for 567 ½ gallons came to \$1438.00; that comes to \$2.53 per gallon, plus the tax. This includes \$1,333.00 for the propane, the hazard fee is \$5.99; fuel surcharge

Board Meeting for January 8, 2009 New Business Cont.:

is \$6.00, and the tax is \$93.31. November 20th '08 the bill for 483 gallons came out with the taxes, surcharge and the hazard fee, to \$2.54 per gallon. Back in March '08 it was \$2.55 a gallon, so you can see the expense is rising. I came into the lodge the other day and turned the thermostat down to 63. A discussion began regarding a budget plan. Mark Shenkel said we currently lease our tank. Econogas would not lock us in this year. The tank rental is \$12.84 a year. A discussion ensued. Jim Delcamp stated that we have to heat the building to prevent structural and/or utility damage. The idea of using electrical heaters was also discussed. Jim Delcamp asked if it would be feasible to augment the propane with electric heaters. Lynn asked Mark Shenkel to look into this.

Jim Delcamp – I have a list of total collections for December 2008 to today January 8, 2009. It totals to \$10,591.00. A member asked, the money that is in here that does not go to the Dam, does that go into the General Fund or does that go into our Capital Improvement Fund? Lynn Elston explained that I discussed this with Carol and anything that has to do with the \$30 lot fee will go into the Capital Improvement Fund. The rest will go to the Operating Fund and of course the Dam Fund. Carol is going to track this differently starting in March when the Membership Dues are invoiced.

Janice Bilton asked for any other questions. There were none.

Lori Poynter thanked the people snow plowing for doing a wonderful job. Tim Moll stated that if we had salt, it would be better. Lynn Elston personally thanked all the volunteers working for the improvement of this lake.

BUSINESS FROM MEMBERSHIP SLIPS

No Membership Slips.

Janice Bilton called for a dismissal.

Janice Bilton, President

Ron Parke, Secretary