

**LAKE SENECA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING FEBRUARY 19, 2009**

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

*(The regularly scheduled Feb. 12, 2009 Board Meeting was re-scheduled to Feb. 19, 2009 due to 4 Board Members unable to attend.)*

**Minutes from January 8, 2008 Meeting:** Janice Bilton asked the board members if they had any questions, additions or changes in these minutes. Jim Delcamp made the motion to accept the minutes as printed. Lynn Elston seconded it. The vote of Board Members present was unanimous.

**Motion passed - Motion 09/02//01.**

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

LSPOA Checking	-----	\$	14,976.82
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	14,508.06
C D Savings	-----	\$	30,000.00
Dam Fund - Savings	-----	\$	390.13
Capital Reserve Account	-----	\$	2,200.00
C D Savings - Dam Acct	-----	\$	57,081.62
Operating Reserve	-----	\$	100.00
Emergency Reserve Fund	-----	\$	<u>480.98</u>
<b>Total Current Assets</b>			<b><u>\$119,937.61</u></b>

If you look at the Income Statement, you'll see that we still have about \$14,163 that still has to come in before March 1<sup>st</sup>. Over half of that is in as of today's date. The other good news is, if you go down to the bottom of the sheet where it shows expenses, you can see that we still have money left in the budget. We are about \$32,000 under budget in the expenses. We also have enough money in the Dam account to make our June payment. Starting March 1<sup>st</sup>, we're going to have a number of funds instead of just the General Fund and the Dam Fund. These funds will correlate to the By-laws and also to the Capital Reserve Fund that we set up. The Capital Reserve Fund will be strictly for infrastructure improvements.

Janice Bilton asked for a motion to accept the Treasurer's report. Ron Parke moved to accept the Treasurer's report. Jim Donze seconded it. The vote of Board Members present was unanimous.

**Motion passed – Motion #09/02/02.**

**Maintenance & Long Range Planning: Jim Delcamp** – As far as maintenance, everything that has been done, has been done by volunteers. Probably by the end of next month, we'll start getting some of the stuff ready. As far as Long Range Planning, Mark Shenkel and Lynn Elston will elaborate on this later.

**Dredging & Crane, Bridges: Ron Parke** – Nothing has been done with Dredging & Crane. I have nothing to report.

**Office: Lynn Elston** – The office has been involved in collections and they are currently working on invoicing the Membership Dues, which will go out the 1<sup>st</sup> of March. I've been working with Carol on setting up our new Funds. We're going to start tracking them differently come March 1<sup>st</sup> because of the motions we've made to separate the Capital Reserve and the Operating Reserve and the Operating Fund.

## **Board Meeting for January 8, 2009 Office Report Cont.:**

Janice Bilton stated that in the month of January, between the Attorney and the Collection Agency we received \$8,718.78 in. We are making progress even though it's costing us.

Jim Delcamp stated that the office personnel have had to deal with some irate phone calls from members and they shouldn't have to put up with that. If anyone has a problem they should come to a Board meeting to discuss their problem. No one should have to put up with that kind treatment.

**Legal: Jim Donze:** The collections are going well.

**Public Relations & Long Range Planning: Janice Bilton** – I don't have anything on Long Range Planning or Public Relations. I was out of town.

**Building & Grounds: Mark Shenkel** – I've got good news. The Hunts are cleaning up the damage from the fire they had. They are getting ready to build. They plan on moving in their new home in July 2009. They have acquired the lot next to them. They are doing everything new; new septic system with leach field. The water line from the tap will be all new.

I also signed a building permit for the Winters. They are building an out building. So, we've got some building going on here at Lake Seneca.

**Security, Waste Water, Lake & Dam: Tim Moll** – Absent, Working out of town.

**Recreation Committee: Lori Poynter** – Absent. Ron Parke stated that we had a super potluck and a dance afterwards for Valentines Day. There will be a St. Patrick's Day dance after the "green" potluck on March 14. We're having an Easter event for the kids on April 11.

**Deed Restrictions, By-laws and Rules Committee:** Janice Bilton stated that this committee did not meet last Wednesday because no one was in town. We're meeting next Wednesday.

**Nominating Committee: Barb Hulisz** – Absent. Janice Bilton stated that she has not heard from Barb on this. Lynn Elston asked who was running for the Board. Janice Bilton said she turned her nomination in. Dave Duebner is running. Ron Parke said he was still debating. Janice Bilton named the members on this committee. Barb & Jim Hulisz, Midge Gallant, Cassie Baden & Cora Kee will be glad to take any applications for nominations.

### **OLD BUSINESS:**

**Budget** – Janice Bilton stated that the Board is having a meeting on March 5, 2009 at 7:00 pm to discuss the budget.

### **NEW BUSINESS**

**Newsletter Articles** – Janice Bilton informed everyone that the deadline for the newsletter is March 12, 2009. Also need resumes for nominations by then.

**Supplement propane with electric heaters for lodge** – Mark Shenkel stated that he is still working on this. I'm not satisfied with what North Western Electric has to offer for electric heating units. I'm waiting for people to get back with me. One of the things that I do know is the last four year average was \$5,003 per year to heat this lodge and the electric. I also know that we rented the lodge 16 times this

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

past year. Applying that to this, you only funded 63% of the electric & gas with the rental fees. The rest of the money came from the utility budget.

Janice Bilton asked for any other questions. A suggestion was made to increase the lodge rental from \$75 to \$100. There was discussion on this increase and the rules. Mark Shenkel suggested raising the rental to \$150 and there should be restrictions in the rental rules to reset the thermostats when the members leave the lodge. There was more discussion on the subject.

**Informational Ideas from Trip to Choctaw Lake:** Lynn Elston & Mark Shenkel - Mark stated that they took a drive to Choctaw Lake and spoke with the Lake Manager. It was built by the same entity as Lake Seneca. Their dam is still an earthen dam with a cement spillway. A thousand lots with 864 homes. They have their own police force. Up until 8 years ago, they were just like us. Their infrastructure was deteriorated just as bad, if not worse than what ours is. No one willing to pay extra money to get anything done. They managed to turn it around in 8 to 9 years. Every street is paved. They own the water rights to the lake. They bought their water company when it came up for grabs. They have sewers but that is all run through their utility company, but they control it. They do a lot of long term planning looking out 10 to 15 years. People in the community do not have any qualms about how the money is spent. They have 2 full-time maintenance guys and 1 part-time maintenance woman. There was discussion on the community surrounding the lake as far as their income base. The area surrounding Lake Choctaw has a much higher income base than here at Lake Seneca. Lynn Elston explained that this lake is between Columbus and Dayton. We pay here about \$700 a year for dues & assessments. They pay about \$965. They spend over \$200,000 in security. We can't do exactly what they do, but we can do it on a smaller scale. When you look at their collectibles, they have only 2 to 3% people of the 864 that are delinquent. When the County came in and put sewers in, they had a choice to either pay up front \$11,000 or you could have it assessed over 20 years on your taxes. The people that paid up front get monthly sewer bill just like their monthly water bill. This is over and above the \$965 they pay in dues. More discussion followed.

Lynn Elston made the following motion which Janice Bilton read: The LSPOA Trustees agree to start implementing the three page Financial Management Plan dated Feb 19, 2009. It will apply to Fiscal year 2009-2010 and will remain in affect until changed by a future vote of the Board. This also creates the "We Care" Long Term Planning Committee, which financially supports this plan. This committee will consist of volunteers. Discussion by the Board followed. Mark Shenkel seconded it. Vote of Board Members present was unanimous. **Motion passed – Motion #09/02/03.**

Anyone wanting to read about the LSPOA Financial Management Plan published in the Feb/March 2009 newsletter or the "We Care" Committee and its 3purpose can get a copy of these from the office. No further discussion.

### **BUSINESS FROM MEMBERSHIP SLIPS**

No Membership Slips.

Janice Bilton called for a motion to adjourn. Ron Parke moved to adjourn. Lynn Elston seconded it. Vote of Board Members present was unanimous. **Motion passed – Motion #09/02/04.**

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Janice Bilton, President

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Ron Parke, Secretary