

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING JUNE 11, 2009

Janice Bilton opened the meeting by thanking all of the volunteers. It looks great around here. The following board members were also present: Jim Donze, Lynn Elston, Ron Parke, David Deubner, Mark Shenkel & Tim Moll.

Minutes from May 14, 2009 Meeting: Janice Bilton asked the board members if they had any questions, additions or changes to these minutes. Lynn Elston made the motion to accept the minutes as printed. Dave Deubner seconded it. Vote was taken and it was unanimous. **Motion passed - Motion 09/06//01.**

Treasurer's Report: Lynn Elston stated that we just received our income taxes from our CPA, Penrod & George. Everything seems to be in order. The cost of this was \$1,400 before they delivered the goods. They billed us ahead of time and I put a stop to that. Next year this will be opened up to competitive bid process if I'm still around. We can't afford for someone to just have a meter that's running on us.

Lynn Elston asked the members to review May 2009 Balance Sheet as follows:

LSPOA Checking	-----	\$	14,765.85	
Petty Cash	-----	\$	200.00	
Operating Fund - Savings	-----	\$	50,840.59	
Dam Fund - Savings	-----	\$	71,719.80	
Capital Reserve Account	-----	\$	34,849.62	
Operating Reserve	-----	\$	28,962.71	
Emergency Reserve Fund	-----	\$	<u>15,506.87</u>	
Total Current Assets				<u>\$216,845.44</u>

On the Balance Sheet you have a Dam Loan payment of \$61,729. We'll have about \$10,000 remaining in the Dam Fund Savings and hopefully it will help us if we run short. Also with the Capital Reserve Account, later on we will make a motion to take cost of the stone for the roads out of this account.

If you go to the Income Statement, as of right now, all of our budgets are 78% funded. The reason I say that is we still have \$30,000 outstanding that we have to collect. For the Grants account, last year we got a \$1,000 from North Western Electric, so hopefully we will get something from them this year. Also a few weeks ago we sent out a letter to all of our elected officials from Bridgewater Trustees all the way to President Obama trying to get some guidance or assistance on this economic stimulus package that came out. It's probably a long shot that we'll get help, but I'm going to pursue it. Along with that, I typed up a letter to use for political leverage. What I'm asking from all of the residence of voting age or over to sign this petition that I will forward to these elected representatives. What I would like all of the members to do is come in the office and sign your name and address and telephone number if they want to. That way we can keep these on file and if I or anyone in the future need it, they can go in there and try to get some political leverage.

Lynn Elston explained that we have some budget concerns here tonight. We are overdrawn on a couple of these accounts, so Janice will do a couple of motions here to get these balanced.

Janice Bilton stated the first motion is: Transfer \$3,000 from Maintenance Wages to Buildings & Grounds account. Tim Moll made the motion and Mark Shenkel seconded it. The vote was unanimous. **Motion Passed - Motion #09/06/02.**

Board Meeting for June 11, 2009 Treasurer's Report Cont.:

Janice Bilton said the other motion is to transfer money from Maintenance Wages to Equipment Repair in the amount of \$4,000. Jim Donze made the motion. Tim Moll seconded it. The vote was unanimous. **Motion Passed – Motion #09/06/03.**

Lynn Elston pointed out the big stack of real estate taxes the Association has to pay. It's up to about \$8,200 to \$8,300 a year out of \$135,000 operating budget. This is a big issue. In the budget, we projected that we would get \$2,000 in real estate sales. We haven't gotten anything yet. Then we have some member who wants to give their lot to the Association. It's getting out of hand.

We also have a postage issue in the fact that we are being forced to mail all these ballots and motions. This year we budgeted \$1,600 and so far this year we've already spent \$1,050 and that did not include the newsletter. It costs about \$600 to do a mailing. Plus, we just had to buy a new copier/printer. We paid \$320 on that because of the usage. One of the things that might help is the newsletter will go out only 4 times a year and we can put motions in the newsletter, but not ballots. The cost could really get out of hand. We really have to keep our eye on this. Janice Bilton asked for a motion to accept the Treasurer's Report. Mark Shenkel made the motion. David Deubner seconded it. Vote was unanimous. **Motion passed – Motion #09/06/04.**

Maintenance & Bridge: Ron Parke – We have a proposal from Albright Contractors, the same people who repaired the bridge, to do the cleaning and painting the I-beams on the Seneca Drive bridge for \$12,740. That's about \$1,000 cheaper than the other proposal. The Board will have to decide whether to go with this proposal or the volunteer proposal. The volunteers have been great, but I don't think they have the equipment to do this. Janice Bilton suggested to use the Albright because they are bonded and I'm worried about the EPA. Ron Parke said that's something the Board will have to decide.

Ron Parke said I want to thank all of the volunteers. They've been doing a great job as far as mowing and whatever else that needs to be done. I think the entrances and stuff has looked super.

The next thing is, the burn pile is closed and people are still dumping stuff. The EPA will not let us burn any more except for a personal recreational burn in your own yard.

We are going to need a work party for the back side of the Dam where all the brush is growing up. It will have to be addressed shortly because it's getting pretty bad. Mowing of the lots will start after the 15th of June.

The dredge, as far as I know, is ready to go in the water. Tim Moll will address this.

I spoke with Bob Bandeen about the pump. He's not with the company that sold us the pump anymore, but he is in contact with the guy who is with that company and he's coming up this week to draw up a flange and make that connection or give us a price on what it will cost to make that connection. He's also going to get someone to hook up electricity. That was of this week, Monday or Tuesday.

We have some dirt to haul as soon as it quits raining. I appreciate everyone who has helped.

Janice Bilton asked for a motion to use the Albright Contractors for the painting of the bridge. Tim Moll made the motion. Ron Parke seconded it. Janice Bilton asked for any questions. David Deubner asked what is going to be done and why? Ron Parke stated that the bridge was not sealed properly over the years and the beams rusted. Now that it is repaired, there is a lot of rust and cleaning of the beams and repainting that has to be done or we will have the problem within a few years. It's just regular maintenance. Lynn Elston stated the money for this will come from the Capital Improvement Fund.

Janice Bilton asked for a vote. There were 5 votes for and 1 abstained. **Motion Passed – Motion #09/06/05**

Board Meeting for June 11, 2009 Committee Reports Cont.:

Office: Lynn Elston – We have to buy a new copier/printer which will cost us \$320. The office hours are Monday, Wednesday and Friday 9:00 am to 1:00 and Saturday 9:00 am to 12:00 noon.

I will have these sign-up sheets in there. Anyone who wants to support the effort for these government grants, go in there and sign up. The office help have been doing a lot of work getting the ballots out and the collection thing. Collections that are outstanding as of today, there is \$3,270 that is 0 to 30 days, there's \$1,036 that is outstanding 31 days to 60 days. There's \$397.14 that falls in the 61 to 90 days and there's \$149,761 that is 90 days and over. That totals \$154,000 plus the debt that was written off, but not forgiven. We're making progress.

Legal & Long Range Planning: Jim Donze – The attorney and collection agency didn't do too well. In May we only got \$465. Lynn Elston stated that we still have a \$1,600 that should be released shortly.

Public Relations & Long Range Planning: Janice Bilton – Our biggest Long Range Planning is to keep on with the collections and the other thing is to get rid of these excess lots. There was a suggestion to utilize the Association Web Site. Lynn Elston explained that someone will need to head this committee. Karen Raszka volunteered to be on this committee. Much more discussion followed. Wayne Rummel will be an advisor or consultant for this committee. Lynn Elston said that at some point, we'll have everything mapped out which is saleable, free of liens, free mortgage, that way we could take someone on a tour if they wanted. Every lot will have to be analyzed.

Building & Grounds: Mark Shenkel - I've signed off on additions, remodeling, seawalls, new roofs. I'm getting quote for mosquito control. We'll resolve the mosquito issue in a week or so.

Janice Bilton stated that there is a motion on the floor that Ed Haulstein Trucking spread stone on the road in the amount of \$7,476.00. The money will come from the Capital Improvement Fund. A member stated that on Pawnee and Iriquois and Manito have not had hardly any stone. Tim Moll made the motion to pay for the contractor. David Deubner seconded. Janice Bilton asked for any discussion. Janice called for a vote. Vote was 5 yes and 1 abstain. This money will come out of the Capital Improvement Fund.

Lake & dam, Waste Water: David Deubner – Tim Moll tested the Lake water tested fine. As far as the lake goes, we got the buoys in, keeping the beach cleaned up, the docks are up. Ron Parke already covered the Dam where we have to clean the shrub.

Security, Dredging & Crane: Tim Moll – Security, we are going to try to pass, everyone who has a golf cart, 4 wheeler, go-cart will need a LAKE SENECA sticker so we can tell the ones that belong here and the ones that don't belong here. As far as members parking down by the bridge, you can do it. 4-wheelers have calmed down lately except for big weekends we have out here.

Crane & Dredging - we can't do anything until after June 15th and far as Dredging goes, we need some volunteers to get all the pipe hooked up. Jim Delcamp asked if there was a timeframe on when the dredge will be running. Tim Moll said as soon as he gathers up the volunteers. Ron Parke said that anyone who would like to run the dredge, he would be glad to train them.

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

Board Meeting for June 11, 2009 Committee Reports Cont.:

Recreation Committee: Lori Poynter – Lori is absent. The fourth of July we'll have pontoon decorating and horseshoes and on the fifth there will be volleyball and corn hole toss.

Beautification Committee – Barb Hulisz: Barb is absent. Nancy Elston reported that Barb wanted to remind everyone that the garage sale is June 27th from 9:00 am to 5:00 pm and we are looking for volunteers. There is a sign-up sheet in the lodge. We are asking for a \$5.00 donation from anyone who is having a garage sale to cover the cost of the advertising. We also want to ask the Board if The Big Ten over on St. Rt. 20 could bring a couple of pontoons over on the day of the garage sale and set them over by the volleyball court. The Board didn't have a problem with this as long as they donate \$5.00 per boat to cover advertising.

Deed Restrictions & By-Laws Committee – Bill Collins: The Rules are fully under control of the Board. The By-laws will be voted on at the next quarterly meeting. We'll need to get this in the newsletter. Also how the process works now that the meetings are quarterly, what are the responsibilities? On the Deed Restrictions, if we want to change these that have kept us together for over 40 years, we better know what we want. The Long Term Planning Committee needs to get involved in this. Janice Bilton asked for any questions for Bill. There were none.

OLD BUSINESS:

Grants – Already discussed

Newsletter – Articles, Going Quarterly – Articles are needed by tomorrow.

Bill for Stone & Weight Slips – Already discussed.

NEW BUSINESS

ATV Stickers – Tim Moll brought subject up earlier. Janice Bilton stated that this would not be a big investment because we still have stickers from years past. It would be a big investment and they can furnish their own lot number or address. A question was asked if we were going to make members pay for these stickers. There was discussion on this subject.

Jim Donze made the motion to charge \$5.00 for the sticker. Tim Moll seconded it. This is for any off road vehicle and watercraft. There was more discussion on enforcing the Rules. David Deubner stated that if we will really enforce these Rules, then we should use the stickers. Jim Donze changed his motion to say, if you're a paid member, you automatically get stickers for boats and off road vehicles. Take the \$5.00 charge out of the motion. Tim Moll seconded it. Lynn Elston clarified that the Board needs to make a Rule first so it can be enforced. Much more discussion followed. Janice Bilton stated that she will invite the sheriff at our next board meeting.

Patching Seneca Drive – Lynn Elston asked if Tim Moll and Ron Parke have any quotes on repairing Seneca Drive. Tim stated that we already have bids on this, but this year, we're going to actually fix the worst spots this year and then next year do more.

Clean Lots – Janice Bilton stated that our Deed Restrictions say to keep our property in a neat and tidy condition. If you get a letter, it's because your neighbors have complained. If you have a complaint, you need

Board Meeting for June 11, 2009 New Business Cont.:

to come to the office and fill out a form or write a letter of complaint. Janice Bilton asked for any questions. There were none.

Janice Bilton said Kelly Rummel got a letter from the Prosecuting Attorney's Office about using the tax money for the Township and County. Janice read the letter. It basically read that the Township and the County literal has no duty to repair the roads and it is prohibited Ohio Revised Code from repairing the private roads. There was much more in this letter and if you would like a copy of this, come to the office. The Township and the County are not allowed to help the Association with the LSPOA roads.

BUSINESS FROM MEMBERSHIP SLIPS

Wayne Rummel asked about the offer he made on lots he wants to purchase. Lynn Elston suggested to meet with the Board collectively about this.

Janice asked for any other business or questions. No other business or questions.

Janice Bilton adjourned the meeting.

Janice Bilton, President

Ronald Parke, Treasurer