

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING AUGUST 13, 2009

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

Janice Bilton stated, I have a few things I want to discuss before we get started. We had a meeting with Sheriff Beck and with our attorney Charlie Butler on several things that came up. Some we can talk about and some we can't at this time. They were very open and they had some good ideas. We will all work together to move in a more positive direction. Now, Lynn Elston has an announcement to make.

Lynn Elston stated that our Congressman Bruce Goodwin representing Fulton, Defiance and Williams Counties will be up here on Monday, August 24th at 11:00 am. He requested a "Town Hall Meeting" for all Lake Seneca residence. The Board has decided we would have a pot-luck. We invited him and his staff to stay for dinner and he graciously accepted. I will type up a letter and fax to him the history of the Lake including the trouble we had with the dam. The agenda will be focused around any stimulus help that he may or may not be able to help with. Also to introduce him to Lake Seneca, the history, the troubles we are experiencing and just basically having an informational meeting letting him know what we're all about. All Lake Seneca residences are invited. If you have any questions, please have them ready. Most people should be here by 10:30 am so we can be seated and organized by the time he gets here. There were no questions.

Minutes from July 9, 2009 Meeting: Janice Bilton asked the board members if they had any questions, additions or changes to these minutes. Ron Parke made the motion to accept the minutes as printed. David Deubner seconded it. Vote was taken and it was unanimous. **Motion passed - Motion 09/08//01.**

Janice informed the members present that there is a list of the bills paid in July 2009 and the money collected from the collection agency and the attorney in your packet for your information. We just wanted to let you know how much went out and how much came in for the month of July 2009

Treasurer's Report: Lynn Elston asked the members to review July 2009 Balance Sheet as follows:

LSPOA Checking	-----	\$	10,651.96
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	50,925.62
Dam Fund - Savings	-----	\$	13,243.89
Capital Reserve Account	-----	\$	16,832.29
Operating Reserve	-----	\$	29,011.15
Emergency Reserve Fund	-----	\$	<u>15,532.81</u>
Total Current Assets			<u>\$136,397.72</u>

The checking account is the account we pay bills with. The petty cash is the change in the office when flags or maps are sold, etc. The operating fund savings is created by the \$275.00 membership dues. The dam fund savings is the amount we have left over after we made the dam loan payment. We paid off the bridge repair from the Capital Reserve account. \$15,000 also will be spent from that account for chip & seal. The operating reserve account is money carried over from the \$275.00 from last year. The emergency reserve fund is drawing interest and this will be used for last resort. On the balance sheet, the Dam Construction Loan is at \$1,300,000.

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That will be paid off in 16 years in December 2025. In capital earnings, it shows over \$493,000 in negative which is capital losses in our case. If we ever make money, we can write off our profit against that. On the Income Statement there are a couple of issues we as Trustees have to deal with. We just got a \$500 grant from North Western Electric. Right now our entire budget is 90% funded. We have \$14,000 to collect to match our budget. We need to try to collect \$2,000 in real estate. We have an offer on a lot to sell to a member. I think we'll collect everything we projected. In the expenses, we have a couple of issues. We still have \$14,000 in Maintenance wages because of all the wonderful volunteers. Money will have to be moved into the account for equipment repair. The work on the bridge is paid. All the stone on the back roads is paid for. The only thing we have left is the chip & seal. Bruce Ernest told us to put cold patch in the holes and try to eliminate the ice pits and then he will go in there and blend it together. That's what the volunteers have been doing. We actually purchased another \$700 of cold patch.

A question was asked if the bridge deck was being updated. Ron Parke stated that they put a rubberized substance on the deck that soaks down into the existing tile there. Doug Tansel stated that he talked with the workers there and they told him there is a membrane that they can cover the whole top of the bridge and seal over it. I was just wondering if that's what they did. Ron Parke stated that he had not talked to anyone about how they sealed the deck, but the bridge deck is sealed.

Janice Bilton asked for any questions. No questions. Janice asked for a motion to accept the Treasurer's report. Jim Donze made the motion and Mark Shenkel seconded it. **Motion Passed – Motion #09/08/02.** Vote was unanimous.

Maintenance & Bridge: Ron Parke – The Bridge was covered earlier. Jim Delcamp interrupted with a question back on the treasurer's report. He had a question pertaining to the Ohio Unemployment Services (SUTA) taxes and how the accounting system shows the payment in the expenses and why there was a late charge. Lynn Elston said he & Carol would research this and report back to him at a later date. Jim Delcamp said okay.

Back on track with Maintenance....Ron Parke stated that everything has been done by volunteers. We had help with cold patch, mowing the road sides, cleaned out the dirt pit, worked on the sand pit. The dredge is out of the water. It broke down because the rings went out of the engine. It should be back running end of this week or next week. We've been doing general maintenance on mowers. Ron Parke asked for questions. No questions.

Janice Bilton said I want to thank all the volunteers who have put their time in and some who have put a lot of time in. Ron Parke stated that some volunteers have been putting as much time in as I have. It's almost like a 40 hour job for them. They've been up here every day and every time I've asked for help, they've been here. I just can't thank them enough. Ron Parke asked for any questions. No questions.

Office: Lynn Elston – Business as usual. There are 69 people who are turned over to the attorney. Brandy spends almost all of her time working thru this maze. They spend half their time on collections at a cost of \$15,000 to the members who pay their dues on time. If everyone paid their dues on time just for operating (dam is separate), we'd have \$145,000 for operating budget. Unfortunately about \$15,000 worth do not pay and then we have to pay another \$15,000 in collection fees, notices, attorney fees to collect what we can. We go from \$145,000 to \$115,000. The collection process is a costly endeavor. A question was asked if the board is going to publish the names of the people who are delinquent. Janice Bilton stated that she will publish this information in the newsletter this next time. Audience Applause. A question was asked if the delinquent money collected goes into the correct account like the dues or the dam. Lynn Elston stated that all the

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delinquent money goes into the correct accounts, for the dues, dam, bridge, etc.. A question was asked if the association collects the legal fees. Janice Bilton stated that if you are in collection, the association pays the collection fee and then collects that fee from you. Lynn Elston clarified that with the accounts at the attorney, the attorney gets one third of what is collected. In other words, if you owe the association \$1,500, the attorney gets \$500, the association gets \$1,000 and the membership gets cheated out of \$500. The \$60 collection fee from the collection agency gets charged back to the delinquent member. But the hidden cost in office wages is about half of the wages for collecting delinquent accounts. No other questions.

Legal & Long Range Planning: Jim Donze – Something is going to happen here shortly that will make a lot of people around the lake happy. That's all I have to say.

Public Relations & Long Range Planning: Janice Bilton – For Long Range Planning, David Deubner has drawn up a five year plan. Janice asked David Deubner if he wanted to explain it. David explained, I drew up a draft schedule that is a living document. A schedule for dam, security, finance, etc. It includes the time frame for each of the tasks.

Public Relations – Janice Bilton stated that I think we're doing well with this. We're having Congressman Bruce Goodwin here; we've had Sheriff Beck here and our attorney Charles Butler. The fire chief was suppose to be here but had other obligations. I think we're getting out into the public.

Buildings & Grounds: Mark Shenkel - Not too much going on. All the windows and doors, and all repair work is being done to the lodge and will be done this weekend. We've had four complaints about barking dogs and addressed Sheriff Beck about what could be done because we've had no success in the past.

On another subject, since the fourth of July, there have been 12 people complaining about ATV's. We are tracking this and keeping aware of this and not passing over it. This will be addressed another day. There have been three complaints about pest control as to whether we had sprayed for mosquitoes or not. Yes, we sprayed one time and it was good for four to six weeks and would run us up to about Labor Day. It's been dry enough so I don't think there are any real issues. If someone doesn't call me or the office, we don't know how effective this spraying is. If the mosquitoes are really bad, someone needs to let us know.

Janice Bilton stated that Nancy & Lynn Elston have painted the lodge and office doors and Mark Shenkel has replaced and /or fixed doors and they have really made it look nice. So, a big thank you for that.

Lake & dam, Waste Water: David Deubner – The beach chloroform count in July was acceptable. We're working off of an inspection report from last year with a list of things to be done. One of them is to remove the small re-growth of trees on the rock pile just below the dam. That's about 60% done and will be done by the end of the month. There was a comment last month about logs that have drifted against the dam and/or the weir box. Ron Parke stated that we just cleaned that up last week. There were several volunteers that helped. We had a whole dump truck full of debris from the dam. David Deubner thanked Ron Parke and the volunteers. David Deubner asked for any questions or concerns. Jim Delcamp stated I don't know if you are aware, but you cannot spray pesticides on that lower part where the trees have been removed. The reason I'm aware of that is because the EPA told us we couldn't. Ron Parke explained that the grass and the weeds were sprayed. Jim Donze explained that when it hits clay it is neutralized. David Deubner asked Jim Delcamp when that explanation was told to him. Jim Delcamp stated that he would do some checking and get back with him. No other questions.

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Security, Dredging & Crane: Tim Moll – Absent. Gary Mossburg stated I have served on two different boards and when board members miss meetings, it actually affects the whole board's meeting and is grounds for termination from the board. He has missed two board meetings already. Janice Bilton explained that the board will discuss and decide on this issue. Ron Parke stated that he covered the dredge earlier. The crane, we dug one hole closest to the bridge and there was about 3 feet of sand in it. He is supposed to dig the other hole the first of next week. The pump on County Road R is in and connected and waiting for an electrician to hook it up. It's was placed there about 1 ½ years ago and is finally connected, but waiting for the electrician.

John Halderman asked if anything has been done to train the folks who have volunteered to learn how to run the crane. Ron Parke stated I can let you know when this guy will be here to run it. John Halderman said that he will let the volunteers know as soon as he finds out when the crane guy will be here so they can learn. Ron Parke informed everyone that they cleaned the dirt pit and hauled a lot of the blue clay into that mosquito hole on Pontiac. We've also got down into some super good dirt that's been covered up for several years. Ron Parke asked for any questions. There were none.

Recreation Committee: Lori Poynter – Absent. Janice Bilton asked Ron Parke to report. We have horseshoes on Saturday September 5th and Poker Run on Sunday September 6th. We had a super good turn out on the hog roast and luau.

Beautification Committee: Barb Hulisz – Barb is absent. Jan Boerst explained that Beautification will be replacing the kitchen floor here in the lodge. I still don't know what we made at the garage sale. It was well over \$1,000. We are starting to replace flowers at the lodge here. Nancy Elston thanked Ron Parke and the other volunteers for the load of dirt.

OLD BUSINESS

Monthly Bills/Checks Disbursed for July 2009 – Janice Bilton stated that we gave you a copy of this in your packet.

Monies received for July 2009 from Collections – Janice Bilton stated that the attorney is doing a great job but it all takes time. If I had my way, if you don't pay your bill you go to court period. The way it is, you have 30 days to pay, then another 30 days for collection then another 30 days to go to court. If everyone just paid up, we wouldn't have to go through all this.

Bridge Progress – Discussed earlier. Jim Delcamp asked if the other board members looked at the pictures I gave Janice Bilton. What is the board's decision on taking care of the deck part and the side railings? The only thing the Bridge Doctor has done is painted the I- beams. A member asked if the board members ever consult an engineer after a contractor is through with the project? Lynn Elston stated back in 2007 the board members asked the membership for a special assessment to repair the bridge. At that point in time it was to do the I-beams and the cross beams on the bridge. We spent \$45,000 on that. A year later this board has to deal with another issue which is to paint, prime and sand blast the very same I beams and cross members that they did a year before. In my opinion, they should have taken care of that all at once with the special assessment. They didn't do that. This board had to find \$13,000 somewhere to do what we just did. If we had the money, you would do exactly what you suggest. You'd hire professional engineers, professional everything. When you talk about bridge structural engineers, you're talking about big bucks. We do what we can with the money we have.

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We would never have done this bridge without all the volunteers. The money the volunteers saved us is the money we used for the bridge this year. To replace the decking was never put on any of these proposals ever. As Ron Parke said, there are 6 I Beams that go across there. They are about 6 inches across. On the decking, the most valuable place is right above the I Beams where it is welded. So you will get the most moisture, rust right there. The cost of removing the decking would be astronomical. John Halderman stated that a professional engineer was consulted back when we asked for a special assessment for the bridge. That was Ken Ducat and he advised us how to proceed with the money we have. Lynn Elston stated I think we're doing pretty good with what we have. This year alone, we got a new propane tank with the help from Beautification, we got the salt shed repaired, we got stone on the back roads, we got the bridge fixed pretty decent, we're getting chip & seal, we got cold patch, we got new doors. A lot of us feel this way because of the volunteers. Janice Bilton stated that we'll get back to Jim Delcamp on this.

NEW BUSINESS

Pioneer Fire Department – Janice Bilton stated that this fire department responded to the fire over on Pawnee from a bon fire and they sent us a bill. Mark Robison, the Bridgewater Township Trustee call me and told me not to pay this bill because Bridgewater Township pays the Pioneer Fire Department \$25,000 a year to come out and take care of fires. They also get paid for nuisance calls. So, we are not paying this. We pay taxes that cover this.

Board Schedule Draft by David Deubner – Janice Bilton said this is very good and by the September meeting we will probably make this a motion and put it in our files and work on it.

Bruce Goodwin Visit – Janice Bilton stated that Bruce Goodwin will be here on August 24, 2009 at 11:00 am. We'd like everyone who lives here at Lake Seneca to come. There will be a potluck afterwards.

Lot 1102 – Janice Bilton explained that the board has an offer for lot 1102 in the amount of \$1,500. They want to make sure it perks. Janice Bilton asked for a motion on this. Ron Parke made the motion to sell this lot. Mark Shenkel seconded it. Janice asked for discussion. Everyone was in agreement. Janice Bilton took a vote. Vote was unanimous. **Motion Passed – Motion #09/08/03.**

BUSINESS FROM MEMBERSHIP SLIPS

No business from membership slips.

Jim Donze moved to adjourn. Mark Shenkel seconded it. **Motion Passed – Motion #09/08/04.**

Janice Bilton, President

Ronald Parke, Secretary