

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING SEPTEMBER 10, 2009

Janice Bilton called the September 10th board meeting to order. The following board members were also present: Jim Donze, Ron Parke, David Deubner, and Mark Shenkel. Lynn Elston and Tim Moll were absent.

Minutes from August 13, 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. Jim Donze seconded it. Vote was taken and it was unanimous. **Motion passed - Motion 09/09//01.**

Treasurer's Report: Lynn Elston absent. Janice Bilton asked the members to review August 2009 Balance Sheet as follows:

LSPOA Checking	-----	\$	3,577.71	
Petty Cash	-----	\$	200.00	
Operating Fund - Savings	-----	\$	42,966.70	
Dam Fund - Savings	-----	\$	14,835.23	
Capital Reserve Account	-----	\$	17,706.42	
Operating Reserve	-----	\$	29,035.80	
Emergency Reserve Fund	-----	\$	<u>15,546.01</u>	
Total Current Assets				<u>\$123,867.87</u>

Janice Bilton read aloud Lynn Elston's report. It read all accounts budgeted are balanced and none are over. Incoming revenues are tracking as expected. The budgets are about 95% funded with the 5 plus months to make 100%. Trustees are doing a good job in managing their budget. There is a need to be concerned about legal costs going forward. We need to make sure we get proper return for our legal investment, attorney costs. We will know shortly how the 2009 real estate tax increase will affect Lake Seneca. During the board meeting in October, there will be a plan for the board to vote on regarding selling all Lake Seneca properties as directed by the membership's motion.

Janice Bilton continued to read that every Lake Seneca Resident/Citizen needs to sign a petition that is being sent to our elected officials to help support Representative Bruce Goodwin as he requested. We need everyone's support. Look for this in the Thunderbird Newsletter. Janice Bilton asked for any questions. No questions. David Deubner moved to accept the report. Ron Parke seconded it. Vote was unanimous. **Motion Passed – Motion #09/09/02.**

Maintenance & Bridge: Ron Parke – We got the dredge back in the lake and they're pumping again. We've had quite a time keeping that running this year. We've graded some of the roads on this side. We haven't gotten over on the other side yet. We started mowing the lots this week. We've cleaned that dirt pit up. We've been hauling the dirt over in the low spots on Pontiac. Maybe this will alleviate some of that standing water in that area. We had to replace the radiator in the dump truck this week.

We went to hook up the motor on the new pump that was purchased over a year ago. It seems someone put a three phase motor on it and we only have a single phase down there. Mr. Bandeen said it was on the purchase order when the pump was ordered. If it was, someone didn't know it or overlooked it. It will not work the way it is, so we have a pump sitting in a hole down there that cannot be used. Mr. Bandeen is supposed to be finding some way for us to either exchange the motor or get a converter. All of this is going to cost us money on top of the money we spent on the pump.

Board Meeting for September 10, 2009 Maintenance Report Cont.:

We haven't done anything more with the bridge. We haven't done anything this week with the crane because he's been busy where he works. He has about 2/3 of the pit dug upstream and will finish it up when he gets time.

Volunteers are doing a really good job keeping the entrances and roadsides mowed. Any questions?

Linda Earhart asked if we ever looked into having someone professionally dredge and just get the job done or is it just because we have the river and it continues to fill up. Ron Parke stated that all we're doing is trying to maintain. Everything we did last year filled up again this year. It's a high maintenance job and would cost us more money than what we have in the budget.

Office: Lynn Elston – Absent. Janice Bilton read Lynn's report as follows: Office staff are doing a good job working on Dam Assessment collections and all other office related activities. The office is open Monday, Wednesday, and Friday from 9:00 am to 1:00 pm. Janice Bilton asked for questions. Ron Parke asked when do they go back to winter hours. Janice Bilton stated that she didn't know, but I'm sure it will be soon.

Legal & Long Range Planning: Jim Donze – I was hoping to have an announcement tonight, but still haven't received the phone call that will make everyone happy.

Janice Bilton explained we're working on lawsuits, mortgage foreclosures, liens, etc. and I have a feeling this will be an ongoing thing.

A member asked if anyone has heard about the future of the store and restaurant. Mark Shenkel said it's closed. They had a court hearing today. The Sines' no longer own the property. I am not buying the store & restaurant. My wife is attempting to purchase. Any questions, please direct them appropriately. The phone number is in the book.

Public Relations & Long Range Planning: Janice Bilton – David Deubner composed an agenda for things that need to be done for the whole year. He has taken every month and listed things that the board needs to focus on. This gives the board a guideline for all boards. I would like a motion to accept this plan. Mark Shenkel made the motion to accept. David Deubner seconded it. Vote was unanimous. **Motion Passed – Motion #09/09/03.**

Building & Grounds: Mark Shenkel - Working on another project and people's favorite subject is ATVs. I have to finish the window in the lodge. I've had a couple of permits for garages. There are a couple of building permits coming up in the near future for new homes. Janice Bilton asked for any questions. There were none.

Lake & dam, Waste Water: David Deubner – Just to finish up, Jim Delcamp raised a question at the last meeting about EPA and spraying near the Dam. David Deubner asked if Jim Delcamp has any more information on that. Jim stated that the information is supposed to be in the dam report. Ron Parke asked if he could address this. A guy from the state gave us a visit and we went down and looked at the dam and the bridge and looked at what we're using to spray and took all the information and would get back with us on the results. That night he called me at home and said his biggest concern is if we had to be a licensed applicator. The roundup we used and the chemicals we used is perfectly safe. There is nothing wrong with what we used or where we used it. Once it hits water, it's neutralized. We are not a municipality so we do not need a license. We can spray anytime we want to and use the same chemicals we used.

Board Meeting for September 10, 2009 Lake & Dam, Waste Water Report Cont.:

David Deubner stated I did go through all the relevant Dam related information looking for something on spraying. I could find nothing against spraying. The 2005 inspection report asks to cut the saplings on the concrete and then spray. The 2008 report just said to cut them, but had nothing about spraying or not spraying. On follow up on Ron's EPA visit, I did call the person in charge of water regionally and he directed me to the state Ohio EPA. I had a long conversation with him. If you are spraying according to the label and you are making a reasonable effort to avoid spraying directly into the water, he didn't have a problem with it. So, right now, I have not come up with any concrete information that says we shouldn't spray. I'm planning to go back and cut a few sprouts and spray those. David Deubner stated if anyone comes up with any other information, I'd appreciate it.

As for the August coliform count, it's fine. We have completed the one time cutting of the trees on the dam and now the plan is, as they re-sprout, we spray them. There are a number of maintenance activities on the dam that have either been put off or were recommended in last year's inspection that require temporary lowering of the lake one to two feet. We will put together some volunteers and lower it a foot or two which will allow 24 hours to do the different maintenance activities. We're going to do a flip bucket inspection and remove debris. In the inspection report is a concern that the low flow structure and the big pipe through the dam might be leaking. They're not really too concerned because it leaks into a concrete enclosed space. Someone will need to go inside and if there are any problems, calk or repair. We scheduled that process for weekend of October 17th so if you want to repair your docks or seawall, this would be a good time. It will only be down a day or two. Our backup date is weekend is October 31st. David Deubner asked for any questions. There were none.

Security, Dredging & Crane: Tim Moll – Absent. Janice Bilton said that Ron Parke reported on the dredge & crane earlier. Ron Parke informed members that the Recreation Committees had a poker run on Sunday. A Sheriff Deputy was here and it seems there was quite a slew of 4-wheelers and bikers that came tearing down the road and he happened to catch them. He talked with the parents and wanted to know who was riding a certain 4-wheeler and the guy said it doesn't make any difference, this is private property and you can't do anything. The Deputy politely told them to back off or he would get him for reckless op and they did back off. I think it's a good idea to let them know when we're having a function like that so they can make an appearance.

John Halderman had a comment about a board member not attending these meetings. He hasn't been here for four meetings. He should be here. Janice Bilton stated that he is working and that is one excuse I will accept and I do need to talk with him. This is being addressed. I just need to get a hold of him.

Jan Boerst asked if we only had one mosquito spraying this year. Mark Shenkel said yes, we only had one application. The people we had come in here advised us we should have two applications, one application a few days before Memorial Day and then one in the middle of July which would take us past Labor Day. It lasts between 4 to 6 weeks depending on the weather.

Gary Mossburg – There was a family of five riding their 4-wheelers on the dirt pit. The father had one child on the front and one on the back of his 4-wheeler. The mother had the 3rd child on the front of her 4-wheeler. Someone is going to get hurt. Something needs to be done. The issue is, there are 30 foot hills and could be a liability. Mark Shenkel stated that he is working on something that will hopefully control and give parents and

Board Meeting for September 10, 2009 Security, Dredging & Crane Cont.:

others something to think about regarding their reckless behavior while driving ATVs. Mark read: ATVs, ban ATVs specifically 4-wheelers, 3-wheelers, go-carts, dirt bikes from all association property. This includes all roads, bridges, recreation areas, beach, kiddie pond, boat ramp, nature preserve and all common access areas. Members may only ride on their own property. More discussion followed about levying fines for misuse of ATVs and other breaking of the rules & by-laws. Mark Shenkel said all of these ATVs are supposed to be registered with the state and also at the LSPOA office. This is why we want to go back to the stickers. Then we can identify who is legal and who is not. Then we can impose fines. We will put this in the Newsletter so everyone will be informed.

Gary Mossburg – There is stone and gravel from the dredge pipes leaking on the lot that I mow. Ron Parke stated that when the pipes get clogged up, we take them apart and blow that stuff out and there is no way to catch all of that dirt and gravel. When we are done dredging, we'll be in there cleaning that stuff up. If I had 8 or 10 maintenance people, we wouldn't have this problem. All we have are volunteers who are doing a fine job.

Courtney Earhart – Courtney stated that a member was complaining about a party next door to him going on until 4:00 in the morning. Aren't there rules about having loud parties that late at night? Janice Bilton stated that there are no rules pertaining to that. The sheriff needs to be called.

Janice Bilton stated that the barking dog issue has been taken care of. Mark Shenkel said the barking dog on the south side of the lake is no longer here.

Recreation Committee: Lori Poynter – Absent. Janice asked Ron Parke about activities. Ron stated that we have a pancake supper scheduled and Halloween party. I don't have the calendar here.

Beautification Committee: Barb Hulisz – We had to pull this tree next to the sheriff's office. It was dead. Ron Parke pulled it out. We had our meeting and elected new board members. Jan Boerst will do all the flowers & weeds. I'm going to do the meeting and garage sale. We need a few more people to help with flowers. We're also calling the paint company to get this floor issue resolved. We'll have a meeting in October, then we'll be done until March 2010.

OLD BUSINESS:

Janice Bilton stated she had no old business.

Linda Earhart - I'm going to suggest if any of the board members have the opportunity, attend this lake community meeting, I'm looking at the agenda and we're talking about legal things and signs, I know for a fact this meeting is a great place to go and get information so we're not reinventing the wheel. Janice Bilton stated that she thought some of the board members will be attending this.

Board Meeting for September 10, 2009 Cont.:

NEW BUSINESS:

Larry Henry – I live down at the kiddie pond channel and so the water by my dock and about 40 feet out is only about a foot deep. I'd say the whole channel is real good until you come down to my dock. I was wondering if they could go down in there and dredge. Ron Parke stated that we set up barricades down at the bottom and caught the dirt. That's really a tough place to dredge. There is no place to put the silt.

Janice Bilton asked if anyone had any other business.

Gary Mossburg – I just want to make a public apology. I should not have raised my voice like I did. I came in a little hot headed and I should not have even come in here. I owe Ron Parke an apology. I agree with you 100% to get the lake cleaned out. Ron Parke stated that we will get the lot cleaned up soon.

David Deubner – On August 30th, Sunday morning, I observed Chuck Wagoner driving his vehicle up the steep part of the earth part of the dam on the north side. I'm going to request that the board write a letter to Mr. Wagoner for operating a vehicle on the dam. Ron Parke stated that there are signs that say No Trespassing. David Deubner said yes, it's very clear. David asked for a motion. Ron Parke made the motion to send Chuck Wagoner a letter. David Deubner seconded. Ron Parke said that if we find out who the other ones are that are trespassing, we'll send them a letter also. Vote unanimous. **Motion Passed – Motion # 09/09/04.**

Janice Bilton stated that the one thing our Attorney, Butler and Sheriff Beck said at the meeting we had a month ago is they can't do anything if they don't have a name and address. That's one of the things to think about. We need to help and back the sheriff.

BUSINESS FROM MEMBERSHIP SLIPS

Darrel Durham - Potluck on Saturday night.

No other business. Janice Bilton asked for a motion to adjourn. David Deubner moved to adjourn. Mark Shenkel seconded it. Vote unanimous. **Motion Passed. Motion # 09/09/05.**

Janice Bilton, President

Ronald Parke, Secretary