

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING NOVEMBER 12, 2009

Janice Bilton called the November 12th board meeting to order. The following board members were also present: Jim Donze, Lynn Elston, Ron Parke and Mark Shenkel. Tim Moll and David Deubner were absent.

Minutes from October 8, 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. Lynn Elston seconded it. Vote was taken and it was unanimous. **Motion passed - Motion 09/11/01.**

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

LSPOA Checking	-----	\$	3,014.40
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	31,030.60
Dam Fund - Savings	-----	\$	102,535.05
Capital Reserve Account	-----	\$	2,473.04
Operating Reserve	-----	\$	29,080.97
LSPOA Checking w/Huntington BK		\$	28.00
Emergency Reserve Fund	-----	\$	<u>15,570.20</u>
Total Current Assets			<u>\$183,932.26</u>

We still owe about \$1.3 Million dollars on the Dam. On the second page, the revenues have come in at 100%. We still have three months plus to collect on some of the capital reserve and operating revenues. That will keep us in the green and if there is anything left over at the end of the fiscal year, we'll transfer that to the reserve accounts. As far as the expenses, they're all balanced out. None of them are over budget.

I typed up a sheet to show the members where their money is going. This is meant to be a communication sheet only. I did some ballpark figuring. You can see under Value Added a list of things we accomplished this year such as a new salt shed roof, new copier, pontoon costs, stone, cold patch, chip & seal, bridge improvement, dredge engine repair, new LP gas tank, new windows, doors, paint, equipment repair and dam improvement which totals to \$58,000. Under Non-Value added, but necessary there is the Real Estate Taxes, Insurance, Utilities, Telephone, Legal & Collection, Newsletter, Office Expense, Postage, Employee Wages and Fuel which totals \$87,000. You can see down further on this sheet the Dam Costs. We have two payments, one in June and one in December of \$61,760 each. Plus there is a Dam Permit for \$390 every year. It takes about 355 paying members to support this Dam Mortgage. It's a bit of a concern because right now, we have a lot of people struggling to make their Dam payment of \$350.00.

At the bottom of this sheet there are the Reserve accounts. These are our safety net for Emergencies and future projects. On the backside of this sheet is the IRS guideline on Capital Improvements and how to treat repairs and improvements. It is critical that you do Capital Improvements to make sure your Balance Sheet doesn't deteriorate to the point where you can't get credit. This is why we have the Capital Improvement account separated out.

The other thing is, I have not heard back from the County Auditor on my appeal to lower the taxes on this building. The taxes are about \$2,500 to \$2,600 a year. Hopefully they'll lower the taxes or I will file an official appeal in January.

Janice Bilton asked for a motion to accept the Treasurer's Report. Jim Donze made the motion. Ron Parke seconded it. Vote was unanimous. **Motion Passed – Motion #09/11/02.**

Maintenance & Bridge: Ron Parke – Everything is done for the season. We finally got the sand pit all cleaned out. There's a little sand to be moved probably in the spring. We should be able to pump in that pit for a couple of years. Most of the equipment has been winterized and put away. There is a little work to do on the dredge yet. Everything is pretty quiet. No questions.

Board Meeting for November 12, 2009 Cont.:

Office: Lynn Elston – Brandy is going to pick up the slack until Carol can get back. We have a couple of volunteers to help Brandy for the quarterly meeting Sunday. The office spends an awful amount of time on collections. As of today, we have 392 members. 137 of these members are in default. No questions.

Legal & Long Range Planning: Jim Donze – We filed one foreclosure last month. We continue with the collection process. No questions.

Public Relations & Long Range Planning: Janice Bilton – I think we're getting good vibes back on what the activities committee has been doing. On Long Range Planning, David Deubner made a list of things the board members were to focus on every month. In November, we need to talk about the budget, the quarterly meeting and in December operational planning completed and next year's budget completed. Anybody who wants to work on the budget, please contact Lynn Elston. Lynn Elston commented that you really can't do anything with the budget until March 1st because you have to understand exactly what revenue you got in and what expenses you had the year before to make a fairly accurate projection on what you'll need next year. I'm going to suggest to the Board that once we know exactly what we spent on everything and have an idea on what we collected on everything, that's probably where we'll need to start this next year. It will probably mirror this year. No questions.

Building & Grounds: Mark Shenkel - The window is done. On the propane, we should run out of propane on Thursday or Friday, then we're going to switch this tank out. The light still doesn't work outside the lodge door and the flagpole light is still out and I've fixed it three times now. It needs a new fixture and I'll take care of that within the next week or so. On the south side of the lake there's some new building going on with a house moving across the street and another place being built. New members were going to build a new home near the front entrance, but are delaying it until next spring. I've been helping Ron Parke close everything up for the winter. Mark asked for questions. A member asked why are we locking the gate at the boat launch and no one has a key but you and Ron? Mark Shenkel stated that the only people who have been fishing on the lake for the past 2 or 3 weeks are people who don't belong here, so we locked it. The member stated that all paid up members should have access to the lake at all times. They should not have to call to have someone unlock the gate. The board members are working on this issue to prevent non-members and members who are not in good standing from using the lake. More discussion followed. Janice Bilton moved on with the meeting explaining that Mark Shenkel has a motion to make. Mark Shenkel stated this is about Memory Park and the Kiddie Pond and this is an addition to the rules. The Kiddie Pond area and Memory Park are open from sunup to sunset daily from April 1st to September 30th. The area is closed from October 1st to March 31st. I based this on that it's a summertime park for picnics, fishing, etc. Other than that, it seems to be a hang out for unsavory behavior from some members and some who are not members. We're closing up the other end where four-wheelers get in there and tear things up and also to keep people from dumping their trash. Volunteers are tired of cleaning up other people's trash who are too cheap to pay for a garbage pickup. There will be a cable across the trail going up to the park area. Mark Shenkel made the motion to add this rule to close the Kiddie Pond and Memory Park during the winter. Jim Donze seconded it. Vote was unanimous. **Motion Passed – Motion #09/11/03.**

Lake & Dam, Waste Water: David Deubner – Absent. Janice Bilton read David's Deubner's report. Thanks to the effort of Ron Parke and many volunteers we have successfully completed a needed inspection of the dam surface and the low flow structure pipe. After the report was read, Janice stated that anyone wishing to

Board Meeting for November 12, 2009 Lake & Dam, Waste Water Cont.:

read this report, please contact the office. Ron Parke added that the flip bucket is full of large rocks. They're too big to pick up without a bobcat or something. The dam looks in good shape. Lynn Elston added that David Deubner and Ron Parke headed up this inspection. David spent a lot of time working down there and picking up the materials for the repairs. David and Ron and all the volunteers were down there and it was a repair and inspection that was really needed and it only cost us \$507.00. I just wanted to acknowledge and to compliment David and Ron and all the volunteers. No questions.

Security, Dredging & Crane: Tim Moll – Absent. Janice Bilton asked are the dredge and crane all put away for the winter? Ron Parke stated that the crane is not put away yet. Thane Faber is supposed to come back and finish digging the last half of the first hole. He hasn't turned in any bill for the first part yet. No questions.

Recreation Committee: Lori Poynter – Absent. Ron Parke stated that Lori is working second shift so she can't be here. We're having taco night next Wednesday from 5:00 to 7:00 pm. Potluck is this Saturday at 6:00.

Beautification Committee: Barb Hulisz – Janice Bilton stated that Beautification Committee is done for the winter. Will meet again in March.

OLD BUSINESS:

“D” Rock on Shoreline – Access Lot #48: Janice Bilton stated that I think we're going to put this on hold until next spring or not do it at all. Ron Parke recommended that we not do it. It would take a lot of “D” rock and we only have one dock down there. No questions.

NEW BUSINESS:

Closing of Kiddie Pond & Boat Launch – Janice Bilton stated that we talked about this earlier. I think it's a good idea.

Potluck Reminder on Saturday November 14th - Janice Bilton stated that we talked about this earlier. The quarterly Membership meeting is this Sunday at 1:30. We have a couple of things to vote on and if you have any questions, please come and also let your neighbors know of the meeting.

BUSINESS FROM MEMBERSHIP SLIPS

Dan Golden – Dredging the channel and locking the boat ramp: Janice Bilton stated that we discussed the boat ramp. Dan Golden said about the channel, before I bought that lot down there on the channel next to Larry Henry's property. I asked if that channel would ever get dredged out. I was told yes it has been dredged in the past. Nothing has happened since I bought that property. My question is will this ever happen? We have pictures you can look at and see the channel when the water was lowered. Larry Henry said you can see there is no water there. My motor is dragging in the mud. There are six other people on that channel. Ron Parke stated that the dredge can not cut into hard clay. Dan Golden said that is not hard clay down there. Larry Henry said I think channels should be dredged out first. Dan Golden said that if you can't improve lots so people will buy them and become new members, you're losing that money. It makes no sense to me to not make improvements on people's property. Janice Bilton said we have tried and tried and tried to get more money. We're running on a budget that we've had for over twenty years. We couldn't even get \$25.00 more a year from the membership for improvements, running the dredge more, running the crane more, do all the other things we have to do,

Board Meeting for November 12, 2009 Lake & Dam, Waste Water Cont.:

like maintaining the buildings, beaches and access areas. The membership wants us to still run on a twenty year old budget. More discussion followed. No decision was made on dredging that channel.

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

Jim Donze made the motion to adjourn the meeting. Lynn Elston seconded it. **Motion Passed – Motion #09/11/04.**

Janice Bilton, President

Ronald Parke, Secretary