

**LAKE SENECA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING JANUARY 14, 2010**

Janice Bilton called the January 14<sup>th</sup> board meeting to order. The following board members were also present: Jim Donze, Lynn Elston, Ron Parke, David Deubner, and Mark Shenkel.

Janice Bilton stated that several people had to be pulled out of the snow. It is winter and everyone needs to drive carefully. The roads have been clear and snow plows are doing well. I just want it to be Spring tomorrow.

**Minutes from December 10, 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. Ron Parke seconded it. Vote was taken and it was unanimous. **Motion passed - Motion 10/01/01.**

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

LSPOA Checking	-----	\$	5,231.16
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	24,346.76
Dam Fund - Savings	-----	\$	54,222.53
Capital Reserve Account	-----	\$	4,798.08
Operating Reserve	-----	\$	29,117.44
LSPOA Checking w/Huntington Bnk		\$	768.46
Emergency Reserve Fund	-----	\$	<u>15,589.73</u>
<b>Total Current Assets</b>			<b><u>\$134,274.16</u></b>

Lynn Elston stated that there should be enough money to make it through the rest of the fiscal year. Since 2007 we have been losing about \$10,000 in revenue and income. That is a concern going forward. Outside of that, everything is in pretty good shape. Lynn asked for any questions. No questions. Janice Bilton asked for a motion to accept the Treasurer's report. Ron Parke made the motion to accept the Treasurer's Report. David Deubner seconded it. Vote was unanimous. **Motion Passed – Motion #10/01/02.**

**Maintenance & Bridge: Ron Parke** – We plowed snow once or twice. We've been lucky, we haven't had a bunch of snow so far. We have a problem with the mixture of salt & sand. We didn't mix the salt & sand until late in the fall and the sand was still damp and wet. So, when we mixed the salt with it, when you tip the bed of the truck, it all is in a big gob and it packs right there. You can go about 100 feet and then you have to stop and dig it out by hand until it gets down to the auger and then you can go again. It's a lesson we learned. It should be done in the spring so it has summer to dry out. We've been using it sparingly because of this. I get calls pretty regular. People just have to drive accordingly. It is winter.

**Office: Lynn Elston** – Lynn Elston stated that the office is about the same as always. They're busy working on collections and dealing with the usual stuff. Brandi Saladin has resigned. Janice Bilton stated that if anyone wants to apply for the job, see Carol for an application. We will get her help as soon as possible. The requirements are somewhat literate with computer, billing and wants to hear complaints. She will work 3 days one week and 2 days the next week. It is 20 hours per pay period which is a two week period.

## **Board Meeting for January 14, 2009 Committee Reports Cont.:**

**Legal & Long Range Planning: Jim Donze** – Still working on Mr. Sines and a bunch of other ones. Janice Bilton stated that we did get a couple of really good settlements that cleaned up a few things.

**Public Relations & Long Range Planning: Janice Bilton** – We have a few requests from Year Books and a couple of other things. We have declined these requests until we get a little more savvy with our money.

**Building & Grounds: Mark Shenkel** - Someone has their house moved over on the south side of the lake. They're going to survey and stake out for their new home to replace their old home the first of the week.

I have a rebate offer I picked up from the internet. Anybody who is buying a new Energy Star appliance and you're getting a tax refund, starting the first quarter of 2010. The government will be offering rebates through the stimulus fund. If anyone is interested, I have the information.

**Lake & Dam, Waste Water: David Deubner** – David handed out the draft of the Schedule for Long Range Planning. This is a shortened version. It is organized in two sections. One is safety and the other is sustainability. Sustainability is to maintain the Dam so it doesn't fail. One of the issues with safety is the shallow water. I think we need to mark the shallow places and purchase some kind of buoys marking water less than 3 feet. I would like to get your comments on this. There are other safety issues including deteriorated docks, pipes sticking up in the water, etc. If members do not remove, then the association will remove and will bill the member. Again, I would like your comments. There was more discussion on the St. Joseph River cleanup and how much we all are paying with this tax. We need to investigate and petition to get them to clean up river so we don't get all the debris. David Deubner will follow up to see who we contact for the cleanup. There are a couple of fallen trees in the lake. Courtney Earhart stated that there is one by me, but people don't want that removed because the fish hide there and it's good fishing there. David Deubner asked is that what we really want to do. It may be good fishing, but it doesn't necessarily give a good boating impression. We have two maintenance projects on the Dam this next year. One is to clean the flip bucket which means lowering the lake and bringing in equipment to clean up the rock. Also we have to finish the caulking in the lower part of the spillway. We need to get the silt cleaned out of the lake. To do that we have to get the dredge working as soon as we can which is June 15<sup>th</sup> and run it as long as we can. This is a five year plan, maybe we can do it in two. David Deubner asked for any questions. There was a question about the cleaning of the river north of here and how much will that help our situation. David stated that we just need to do more dredging. Ron Parke stated that the dredge is a high maintenance piece of equipment. If the engine goes bad, you have to pull it out to fix it. You can run it until there's a problem. It takes a lot of work and time. David Deubner asked if there was anyone here who knows how to work the crane because the silt needs to be caught in those holes the crane digs before the silt comes into the lake. Ron Parke stated that there is no one here at this time to run the crane. Janice Bilton thanked David for his report.

**Security, Dredging & Crane:** Janice Bilton stated that Tim Moll is no longer on the Board. We spread out the responsibility of security, dredging and crane among the rest of the members of the Board. We are going to need three new members in the spring. I would like six nominees. Anyone who thinks they want to do this, please come to me. Jim Donze, Tim Moll and Lynn Elston will be leaving the Board.

**Board Meeting for January 14, 2009 Security, Dredging & Crane Reports Cont.:**

The dredge has been put away, we've already covered the crane earlier. We did get some help from the Sheriff's department as far as security goes. Ron Parke stated that you can get a DUI on this Lake property. Mark Shenkel stated that the state does not recognize private property. If you're drunk, you're drunk and will be sited. If you see someone breaking the law, pick up the phone and call the authorities.

**OLD BUSINESS:**

No Old Business/Questions

**NEW BUSINESS:**

Janice Bilton stated that the Board received a request to go on Association's property and cut wood. I don't know how they would tell whose property is whose. Jim Donze made the motion to disapprove this request. David Deubner seconded it. Vote was unanimous. **Motion Passed – Motion #10/01/03.**

**BUSINESS FROM MEMBERSHIP SLIPS**

Linda Earhart asked if there will be a Valentine Party this year. Ron Parke stated that this is uncertain. Courtney Earhart stated that the Rec Committee did a fantastic job with the New Year's Dinner. If you like Prime Rib, it was great. We were sorry we couldn't stay for the dance afterwards.

Janice Bilton asked if there was anything else that needs to be brought up. Courtney Earhart said yes. Courtney asked Ron Parke when he would like to meet on the new Long Range Road Planning Committee? Courtney said we can get together at our convenience. Ron Parke stated he didn't know when John Halderman would be back to meet. Lynn Elston stated he read a whole book of stuff from Langenderfer. They were the general contractors for the roads back in 1972. They tell you exactly what to do and do it right.

Janice Bilton stated that we have a quarterly meeting on February 21<sup>st</sup>. These quarterly meetings are not working out the way we wanted them to. We may have to do away with them because it is an added expense. Jim Delcamp stated that you will have to present your findings at the annual meeting and have them vote on it. That membership voted for it quarterly meetings last year.

No other business. Janice Bilton asked for a motion to adjourn Lynn Elston moved to adjourn. Ron Parke seconded it. Vote unanimous. **Motion Passed. Motion # 10/01/04.**

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Janice Bilton, President

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Ronald Parke, Secretary