

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING MARCH 11, 2010

Minutes of the Lake Seneca Property Owners Association, Inc. Membership Meeting
Held at Lake Seneca Arrowhead Lodge on March 11, 2010.

Trustees Present: Janice Bilton, Jim Donze, Ron Parke, Lynn Elston, Mark Shenkel and David Deubner.

Meeting called to order by Janice Bilton. Remarks: Janice Bilton thanked the people who did the snowplowing. Thanks to all the volunteers.

We need people for the nominating committee. This committee will call all members to get people to run for the board. I would like at least 6 people to run.

I'm hearing positive feedback on and off the lake. We need to keep thinking positive.

Motion to accept minutes of previous Membership meeting dated: January 14, 2010.

Motion made by: Ron Parke Second by: David Deubner

Motion passed: Yes = Unanimous **Motion #10/03/01.**

Treasures Report: Lynn Elston thanked the Trustees, office staff and all the volunteers. We had a good year because of all the volunteers. See February Balance sheet:

LSPOA Checking	-----	\$	1,692.31
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	375.18
Dam Fund - Savings	-----	\$	64,986.35
Capital Reserve Account	-----	\$	25,894.65
Operating Reserve	-----	\$	30,052.76
LSPOA Checking w/Huntington Bnk		\$	1,648.14
Emergency Reserve Fund	-----	\$	<u>16,008.64</u>
Total Current Assets			<u>\$140,858.03</u>

I'm working on trying to get the lodge property tax lowered. Also the Sumner Ditch assessment is \$110 a year for next 2 years. Getting new estimates from CPA for our annual taxes. Still working with Representative Latta's staff and Columbus on dam refinancing.

Motion to accept Treasures Report:

Motion made by: Ron Parke Second by: David Deubner

Motion passed: Yes = Unanimous No = A = **Motion #10/03/02.**

Maintenance & Bridge: Ron Parke Thanked the people who plowed snow. They did a good job. I'm making a prioritized list of things that need to be done and when. Working on equipment and will need to purchase cold patch when snowplow is removed from truck. There is an issue of possible rust under the bridge. I called The Bridge Doctors and they will be out to check on it when the weather breaks.

Office: Lynn Elston stated they are working on collection of assessments & dues with attorney & collection agency. There are a lot of questions being asked of the attorney on delinquent accounts. Also they are working on the dues that were invoiced the first of this month. Carol, Lori and Brandy have done a fantastic job.

LSPOA Board Meeting March 11, 2010 Committee Reports Cont.

On the lots LSPOA had for sale, the bids were opened on March 1, 2010. Those who put bids on lots need to get a purchase agreement and fill it out so we can proceed.

Legal & Co-Chair Long Range Planning: Jim Donze stated that Larry Sines filed Bankruptcy in May 2009 and gave the mortgaged lots back to LSPOA. Will investigate this further.

Public Relations & Long Range Planning: Janice Bilton stated We're taking it one month at a time. The water tower will be painted blue by Aqua Ohio, Inc. and they are increasing our rates. Nothing on Public Relations.

Building & Grounds: Mark Shenkel stated that on the south side of the lake one house has been moved across the street and another new house going up where older one was. Another new house will be going up this spring on the north side.

Working on estimates for roof for lodge, pest control (mosquito spray), cost of porta-potties across the street, security at the boat launch – will bring this up at the annual meeting to see what the membership wants to do.

Lake & Dam, Waste Water: David Deubner stated that the water is fine. Will need to maintenance on grass at Dam – seed. Discussed putting a fence up to keep traffic off the grass.

Security: Mark Shenkel stated that the boat launch is currently locked. Also someone hit the portal at the bridge.

Road Committee: Ron Parke stated that this committee which consists of Ron Parke, Courtney Earhart, John Halderman & Claire Ham. They will meet the first of April along with Lynn Elston. We will discuss the roads and culverts.

Ron Parke also stated that the pump quit working. Called Owens Electric to fix it.

Recreation Committee: There is “green potluck” for St. Patrick’s day this Saturday with a dance afterwards starting at 8:00 pm with a \$5.00 admission. Also on April 3rd there we are having Easter party for kids 12 and under.

Beautification Committee: We meet the first Monday of the month. Had meeting on March 8, 2010. Discussed fundraising events. Duties were assigned. Discussed the Garage Sale the last Saturday in June. We need volunteers, please.

Old Business: Budget, Thom Lantz - Discussed 2011 budget which was approved by Trustees. This budget is very tight.

Also discussed Thom Lantz – he did not follow any building requirements and has not been cooperative with LSPOA. Still send him the bill.

LSPOA Board Meeting March 11, 2010 Cont.

New Business: Road Weight Limits - Mark Shenkel stated new road weight limit signs will go up soon. Will leave that to the road committee.

Nominating Committee – Janice Bilton stated we need volunteers to head this committee and call members about running for the board. Also in charge getting the ballots out to the membership.

LSPOA Board Meeting March 11, 2010 New Business Cont.

New Motion # 1: To accept 2010/2011 Budget as reviewed per attachment. See: Attachment (Financial 2010/2011)

Motion made by: Jim Donze Second by: Mark Shenkel
Motion passed: : Yes = 5 No = 1 A = SEE: Motion in Office Book
Motion # 10/03/03

New Motion # 2 Effective March 11, 2010 tape record all Trustee and Membership Meetings as we are presently doing for a legal permanent record. Use preprinted form to record all procedural motions for communications of minutes to satisfy the requirements of Ohio revised code 1702.15 for Nin Profit Corporations. Capture significant notes on back of form. Transcribe the tapes or (parts of them) only if and when needed. This will save the Membership approximately \$1,600 per year in unnecessary costs based on 16 meetings per year. Costs include Transcribing labor costs, paper, ink, copier and administrative costs. Reference meeting minutes 1967 – 1975.

Motion made by: Lynn Elston Second by: Mark Shenkel Motion
passed: Yes = 6 No = 0 A = SEE: Motion in Office Book
Motion # 10/03/04

New Motion # 3: LSPOA, Inc. requires at least four (4) Trustees to authorize and pass a motion supported by at least four Trustees at a duly convened Trustee Meeting where the Membership can attend to use the Reserve Funds. The Trustees shall direct both the LSPOA, Inc President and Treasurer to release the Reserve Funds at their direction for the purpose that they determine. Trustees who will receive compensation from the motion must abstain.

Motion made by: Ron Parke Second by: Mark Shenkel Motion
passed: Yes = 6 No = 0 A = SEE: Motion in Office Book
Motion # 10/03/05

New Motion # 4: LSPOA, Inc. shall effective April 1, 2010 and on April first of every year thereafter pay the \$30 per lot annual charge referenced in paragraph # 8 of Lake Seneca Subdivision Deed Restrictions. On all lots that they own that have a Warranty Deed or other Deed. The Revenue to pay this Charge will come from the Operating Fund and put in the Capital Reserve Road Fund to satisfy the intent of Deed Restriction Paragraph #8 which implies (The \$30/lot will be used for the Maintenance and Upkeep of the various areas reserved for the use of the Property Owners). Roads are used the most by everyone and everyone that services the Property Owners.

Motion made by: Mark Shenkel Second by: David Deubner Motion
passed: Yes = 6 No = 0 A = SEE: Motion in Office Book
Motion # 10/03/06

LSPOA Board Meeting March 11, 2010 New Motions Cont.

New Motion # 5: LSPOA President and Treasurer will move \$9,810 from Operating Reserve Fund to Capital Reserve Fund on or before April 1, 2010 to satisfy requirements of motion for LSPOA, Inc. to pay the \$30 per lot fee on the 327 lots LSPOA, Inc. owns. (Deed Restrictions Paragraph #8.

Motion made by: Jim Donze Second by: Mark Shenkel
Motion passed: Yes = 6 No = 0 A = SEE: Motion in Office Book
Motion # 10/03/07

Member Comment: Randy Bernath suggested to put the tar wagon and/or the plastic tanks on Craig's list. Ron Parke commented that the tanks are used for Calcium Chloride for dust-down on the back roads.

Member Comment: Jim Coolman suggested to put 411's in holes, pack it down and then cold patch and chip and seal. This will be reviewed by the Road Committee.

Motion for adjournment: Janice Bilton Adjourned the Meeting.

Secretary

Approved

President