

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING JUNE 10, 2010**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting
Held at Lake Seneca Arrowhead Lodge on June 10, 2010

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

Meeting called to order by President. Remarks: Janice Bilton stated she sent a letter to all realtors in the area to help promote our lake and sent a list of what we have done and are going to do. We have 4 homes going up and we are the only place in Williams County with new construction.

Motion to accept minutes of previous Trustee meeting dated: May 13, 2010

Motion made by: Ron Parke Second by: Lynn Elston

Motion passed: Yes = Unanimous, accepted as is. **Motion #10/06/01**

Treasures Report: Lynn Elston See Balance Sheet and Expenses as presented for May 31, 2010:

LSPOA Checking	-----	\$	13,376.61	
Petty Cash	-----	\$	200.00	
Operating Fund - Savings	-----	\$	46,031.37	
Dam Fund - Savings	-----	\$	75,234.53	
Capital Reserve Account	-----	\$	53,089.71	
Operating Reserve	-----	\$	20,287.37	
LSPOA Checking w/Huntington Bnk		\$	2,871.64	
Special Road Assessment	-----	\$	500.00	
Emergency Reserve Fund	-----	\$	16,038.95	
Total Current Assets				<u>\$227,630.18</u>

1.) Long Range Road Financial Plan done. See Plan in office. 2.) Applies for NW Electric Grant. 3.) Sending letters to State Governor, State Senator and State Representative asking for help on Dam refinance. 4.) Final tax revalue on Lodge saves \$545.12 a year retroactive to last year. 5.) All budgets are balanced. 6.) Will be making June Dam payment on Monday 6-14-2010. \$61,700 plus 7.) New savings account opened for Special Road Assessment. 8.) Road Assessment invoices will be going out on 7-1-2010. 9.) Have spent about \$8,500 on roads March thru May 2010; about \$43,000 left for this year. 10.) Taking sealed bids for all LSPOA saleable lots until 7-15-2010. 11.) Will be receiving \$2,000 shortly for sold lots. 12.) Collection process appears to be tracking as usual.

Does anyone have any questions? No questions

Motion to accept Treasures Report:

Motion made by: David Deubner Second by: Ron Parke

Motion passed: Yes = Unanimous. **Motion #10/06/02.**

Board Meeting for June 10, 2010 Committee Reports

Maintenance & Bridge: Ron Parke – All the volunteers are mowing roads and we're keeping equipment operating.

We need to work on the beach and the back roads. We haven't ordered Dust-Down yet. The rain has been taking care of that.

Construction contractors are taking a lot of dirt from the dirt pit. So, that's money coming in.

Office: Lynn Elston – The staff are working on invoices, collections, lodge and dock rentals, Attorney issues, lot sales, Public relations, dirt sales, financial accounting, trustee meetings, building permits, By-law revisions and all other administrative issues. The office is open Monday, Wednesday, Friday 9:00 am to 1:00 pm. Saturday open 9:00 am to Noon until Mid September. Closed Tuesdays & Thursdays.

Legal & Co-Chair Long Range Planning: Jim Donze – No Report

Public Relations & Long Range Planning: Janice Bilton – Gave report at opening of meeting.

Building & Grounds, Security: Mark Shenkel – There are 4 new homes being built and a lot of remodeling going on.

There was discussion on controlling the 4-wheelers and on security at the boat launch. Do we need to ban the 4-wheelers or not? There are about six families around the lake that bring in 4-wheelers and tear up the roads and property and ruin it for everyone. Mark will write up motions to define ATVs for the July meeting.

I ordered new buoys for the beach. Volunteers are needed to help put them in.

During this past week, someone is taking pictures of people's homes. They are driving a 4 or 5 year old model Malibu gold car. Also someone in a dark maroon or red pickup truck was taking pictures. If you see these vehicles, please get their license plate numbers.

Lake & Dam, Waste Water: David Deubner – The caulking job on the Dam looks fine. Ron Parke stated that he mowed down there, but will need the sprayer for the little trees. David Deubner stated we'll inspect the Dam later. I tested the water end of May and it's good.

Dredging & Crane: - Ron Parke – We're done digging the first hole in the river. It's about 8 feet down. The dredge is in the water. We have 5 weeks of dredging in the budget. We'll run it as long as we have money and people to run it.

Road Committee: Ron Parke – Courtney Earhart is in the process of checking with Williams county and the township for load limits and signs. We need load limit signs for Lake Seneca roads.

Board Meeting for June 10, 2010 Committee Reports Cont.:

Recreation Committee: Ron Parke – There will be Taco Night on June 16, 2010 from 5:00 pm to 7:00 pm. Also there will be Euchre after potluck on June 19, 2010.

Beautification Committee: Linda Earhart – Garage Sale is June 26, 2010. We need volunteers to help here at the lodge and also to pass around flyers. We will be making calls for the Bake Sale. Our meeting is Monday June 14 at 7:00 pm. Everyone is welcome.

Old Business: Janice Bilton – No old business.

New Business: Janice Bilton – Lori Poynter has added more information for the transfer form with personal information so members are easier to contact.

Member Comment: Clair Ham – Yes or no, are the board members hiring a security guard for the association. Janice Bilton answered no. There is no money for security.

Member Comment: Jerry Van Nortwick Why isn't there any access to the beach for the handicap? Janice Bilton stated that this will need to be addressed by the Board.

Member Comment: Larry Henry – Can the channel by me be dredged out? It is too shallow for my boat. Ron Parke stated that it would take most of the summer to dredge there and we really don't have any place to put the material that we dredge.

Comment: Randy Bernath Can Mark Shenkel send letters to the six families with all the 4-wheelers? Can we ban them or give them a written warning, give them a fine or confiscate the 4-wheelers? Mark will look into what can be done.

Motion for adjournment:

Motion made by: Lynn Elston Second by: Roger Pontious

Motion passed : Yes = Unanimous **Motion #10/06/03.**

Secretary

Approved

President