

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING SEPTEMBER 9, 2010**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting
Held at Lake Seneca Arrowhead Lodge on September 9, 2010

Trustees Present: Jim Donze, Ron Parke, Lynn Elston, David Deubner. Janice Bilton, Roger Pontious & Bill Mapes were absent.

Meeting called to order by Vice-President Jim Donze.

Motion to accept minutes of previous Trustee meeting dated: August 12, 2010

Motion made by: Lynn Elston Second by: David Deubner

Motion passed: Yes = Unanimous, accepted as is. **Motion #10/09/01**

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

LSPOA Checking	-----	\$	23,666.33
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	42,802.31
Dam Fund - Savings	-----	\$	17,754.58
Capital Reserve Account (Roads)-	-\$		32,020.79
Operating Reserve	-----	\$	20,325.75
LSPOA Checking w/Huntington Bnk		\$	3,523.57
Special Road Assessment	-----	-\$	25,555.27
Emergency Reserve Fund	-----	\$	<u>16,069.30</u>

Total Current Assets

\$181,917.90

Financials are tracking as usual; no issues. We moved \$17,000 from Capital Reserve to Operating Fund to cover for the Chip & Seal and the Cold Patch for the roads.

We met with the State Bank & USDA Representatives in regards to the Dam Loan. USDA requested a written letter as to why they should release mortgaged lots so we can sell them and what our plans are to make sure the Dam Loan doesn't default. It is in everyone's best interest to get new members. USDA is now payee on our Insurance policy. State Bank is now a member of LSPOA due to a foreclosure.

The LSPOA Rules & By-Laws have been recorded with Williams County Recorder at the recommendation of our Attorneys on 9-7-10. Cost of \$248 for recording fees with minimal attorney fees. The new Planned Community Law is effective September 8, 2010. Having a Capital Improvement Reserve is Mandatory going forward. LSPOA has a few issues to deal with to be fully compliant with the new law.

Does anyone have any questions? No questions

Motion to accept Treasures Report:

Motion made by: Ron Parke Second by: David Deubner

Motion passed: Yes Unanimous. **Motion #10/09/02.**

Board Meeting for September 9, 2010 Committee Reports:

Maintenance & Bridge: Ron Parke – The pump is back from Owen’s Electric for County Road 9. We need to get stone on Pueblo & Alleghany where that new house went up. The last of the dust-down was done today. We’ll clean up tomorrow. We’re getting prices on installing the tile at Hickory Hill. Need to get it in before winter.

Dredge & Crane: Roger Pontious – Absent. Ron Parke reported the crane has cleaned out both holes in the river. The dredge will be taken out this week because the pit is full.

Office: Lynn Elston – The staff working on collections; as always. They sent out the Dam invoices as of 9-1-10. They’ve had a lot of interaction with Attorneys. Working on lot buyers and doing all other office related activities. Thanks to both Carol and Lori for keeping the office functioning during Carol’s personal situation!

Legal & Co-Chair Long Range Planning: Jim Donze – Collection & legal going as usual. There are 23 accounts in collection.

Public Relations & Long Range Planning: Janice Bilton – Absent – No report.

Building & Grounds, Security: Bill Mapes – Absent – No report.

Lake & Dam, Waste Water: David Deubner – The August water test was good. Will remove logs off the Dam once the water is lower. I made a chain net to pull rocks out of flip bucket. There are no plans to lower the water this year.

Road Committee: Ron Parke – Still on hold. We’re waiting for Klink from Indiana to come in and meet with us some weekend. We’re not ordering signs until we can enforce them.

Recreation Committee: Lori Poynter – There will be an adult Halloween dance on October 30th.

Beautification Committee: Barb Hulisz – Jan and Al Boerst are working next to the Sheriff’s office making that look nice. Trees were trimmed over on Tass. We’ll have a new member for Beautification next spring. October meeting will be our last until March next year. Thanks to all the volunteers.

Old Business: Jim Donze – Reminder the Ohio leash law applies to all LSPOA members and their pets.

New Business: Jim Donze – Jan & Al Boerst has a complaint about Wayne & Kelly Rummel have purchased lots facing County Road 9 and have been using the cul-de sac off Seneca & Mohave. They have placed stone on their property and on Mohave Cul-de-sac. We are afraid it will become a “short cut” for more people to use. Jim Donze asked Rummels to put up a No Trespassing signs up. Wayne Rummel said he would do that. He will also keep their drive graded and maintain.

Board Meeting for September 9, 2010 Cont.:

Membership Slips

Jerry Van Nortwick – Will there ever be handicap access to the beach? There was discussion about this issue and the cost involved. Gary Mossburg commented that he will have someone from the Ability Center contact David Deubner

Gary Mossburg – When did we allow lake equipment to be used for personal use? Ron Parke stated that went into effect back when John Halderman was on the board to bring more money to the lake.

John Halderman – Why haven't you removed Roger Pontious and Bill Mapes? They're not doing their job. They're never here at the meetings. The Board will look into this when Janice gets back.

Motion to adjourn the meeting:

Motion made by: Lynn Elston Second by: David Deubner

Motion passed: Yes Unanimous. **Motion #10/09/03.**

Jim Donze, Vice-President

Approved

Ron Parke, Secretary