

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD MEETING JANUARY 13, 2011**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting  
Held at Lake Seneca Arrowhead Lodge on January 13, 2011

**Roll Call:** Sue Shenkel, Jim Donze, David Deubner, Denny O’Hair. Excused absentees were Ron Parke & Roger Pontious. Absent was Lynn Elston.

Meeting called to order by President Sue Shenkel.

**Property Owners Time:**

Linda Earhart stated that Roger Pontious is excused a lot. Is he working? Sue Shenkel answered that he is working north of Detroit. Every time he has called in since I’ve been on the board, he’s been working north of Detroit. He has been assigned to that area.

No other concerns or issues.

**Approval of minutes for December 9, 2010:**

**Motion to accept minutes of previous Trustee meeting dated:** December 9, 2010

Motion made by: Jim Donze Second by: David Deubner

**Motion passed:** Yes = Unanimous, accepted as is. **Motion #11/01/01**

**Treasures Report:** Lynn Elston-absent. Sue Shenkel: Table Treasurer’s report for December 2010. This will be taken care of next meeting in February.

LSPOA Checking	-----	\$	445.80
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	28,216.89
Dam Fund - Savings	-----	\$	56,031.11
Capital Reserve Account (Roads)-	-\$		30,419.81
Operating Reserve	-----	\$	20,359.60
LSPOA Checking w/Huntington Bnk		\$	5,472.73
Special Road Assessment	-----	-\$	31,845.26
Emergency Reserve Fund	-----	\$	<u>16,096.06</u>
<b>Total Current Assets</b>			<b><u>\$189,087.26</u></b>

**Committee Reports**

**Maintenance & Bridge** – Ron Parke: Absent. Excused. No report.

**Office** – Lynn Elston: Absent. No report.

**Legal & Co-Chair Long Range Planning** – Jim Donze: Nothing to report

**Public Relations & CO-Chair Long Range Planning** – Sue Shenkel: I’ll read the letter we received from Al & Jan Boerst. We have a problem at Lake Seneca with unpaid members & non-member boaters using our lake. I would like to offer the following as a possible solution. We have rules for renting docks. We also need to have rules for the boat launch area. We have tried using gates with locks and

## **Board Meeting for January 13, 2011 – Committee Reports Cont.:**

these have been removed and chains cut with torches, etc. A notice would be included with the dues billing that members need to have their dues paid and boat registered with the office in order to use the boat ramp. We would have a specific amount of time that our boats could be put into the water. Perhaps two weekends in May and one in June. Someone would be at the boat ramp area to assure only paid up members would be entering the lake. After they have the chance to use the ramp, then place the large rock boulders (as you mentioned in the last meeting) in front of the gates. These were purchased by us at Pahl in Bryan for \$18.00 a piece, plus a delivery charge. A possible ditch may also be needed so the flood zone area doesn't become a new ramp. If someone comes to the lake by way of a new purchase we would move the rocks and let them use the ramp. If someone is negligent in getting their boat in during the open period, they would have to pay a service fee to enter. Boats would have to be removed from the lake in the same method. (Gates open on a certain weekend and if you don't remove your boat, a service fee would apply.) For the amount of money we have paid for locks and chains, this seems to be a much less expensive way of solving the problem. Please bare in mind this is only a "starting point" suggestion to solving the problem.

**Rocky Warner** also had a suggestion on using stickers again.

**Jim Coolman** asked what if someone has a pontoon or boat with a leak. You mean they would have to wait and call at a certain point to pull it out of the lake in an emergency? Sue Shenkel said this would have to be thought through.

**Mark Snyder** stated there are a number of people who keep their boats on trailers and use them occasionally. They don't have a dock. That would put a hardship on them.

More discussion followed. Everyone was in agreement that something needs to be done.

Sue Shenkel said on Long Range planning, the crane and the dredge! Harley Faber has passed on. Both pits are full. I went up to D & P on state route 49. I got a list of their rentals on how much they charge for half day, 8 hour day, 40 hour work week and 160 hour work week. They have gauges on their equipment. Some are insured when they leave and some are not insured depending on the piece of equipment. I thought a front-end loader would need to be used to clean the pits. After I talked with John Halderman, he said that would be fine for the crane area, but not the dredge area. I talked with Clair Ham and he said the same thing. D & P does not have a crane. They gave me a name & number to call. I called Mike Ward. He cleaned our pit in the past. He has a crane that is the same size as what we have for \$100 an hour. He has a crane three times that size with 150 foot boom at \$150 an hour. He does this for a living and carries his own liability insurance, pays for the fuel, pick-up and delivery. For both clean outs, spring & fall, a rough estimate was \$2,500 to \$3,000. In 2010 Harley was paid \$2,550 for both times. Kind of a no brainer.

**Buildings & Grounds** – Denny O'Hair: We sent letters out to people to clean up their yard, remove rocks from roadside, basketball hoop at the road, wrong size tile in ditch. Everyone has complied except for Tim Moll removing the 6 inch tile. I even offered to help move it. There will probably be new houses going up soon.

Linda Earhart asked if the store has been sold or not. Denny O'Hair replied yes the store has been sold. My neighbors bought it.

**Lake & Dam, Waste Water** – David Deubner: My two issues are the dredging and the maintenance of the dam itself. The outstanding thing we have to do on the dam is to clean the flip bucket out.

**Board Meeting for January 13, 2011 – Committee Reports Cont.:**

For the dredging this year, we need to get a group together and plan how and where the dredging will take place.

**Dredging & Crane** – Roger Pontious: Excused absence. We touched on this earlier.

**Road Committee** – Courtney Earhart: I hope to have more for you next month. Gerkin hasn't gotten back to me yet.

**Recreation Committee** – Lori Poynter: Not present – no report.

Sue Shenkel stated I had put in the Newsletter that Gretchen Carroll would be here tonight for any legal questions on the deed restrictions, by-laws and rules. She is not able to be here due to a death in the family.

**Old Business** No Old Business

**New Business**

**Motion to Charter Recreation Committee** – Sue Shenkel: Sue read the Charter.

Motion made by: David Deubner Second by: Jim Donze  
Motion passed: Yes Unanimous. **Motion #11/01/02.**

**Motion to Charter Beautification Committee** – Sue Shenkel: Sue read the Charter.

Motion made by: David Deubner Second by: Denny O'Hair  
Motion passed: Yes Unanimous. **Motion #11/01/03.**

**Motion to Adopt Employee Handbook** – Sue Shenkel: Jim Donze asked to table it until next meeting to give everyone a chance to look it over.

**Courtney Earhart** stated in the by-laws it states that the board has the right to refuse membership to people. You have the right to restrict who buys here. We have people who haven't paid, won't pay, and won't follow the rules. How do you enforce it? If a prospective person wants to buy here, they should have to come to the office, read the rules, by-laws and deed restrictions and sign that they will abide by all rules, regulations and pay all dues and assessments when due. If they don't sign, then they can't buy. Just something to think about. You have that power. More discussion followed.

**Linda Earhart** – Is there any way to dredge some of the channels around the lake. Henry's have their house up for sale just because they can't get their boat to their dock at their house. Much discussion followed.

**Sue Shenkel** asked for a motion to adjourn.

Motion made by: Jim Donze Second by: Denny O'Hair  
Motion passed: Yes Unanimous. **Motion #11/01/04.**

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Sue Shenkel, President                      Approved                      Ron Parke, Secretary