

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING MARCH 10, 2011**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting
Held at Lake Seneca Arrowhead Lodge on March 10, 2011

Election of new President

Motion to elect David Deubner as LSPOA President

Motion made by: Ron Parke Second by: Roger Pontious

Motion passed: Yes = Unanimous **Motion #11/03/01**

Election of Assistant Treasurer

Motion to elect Ron Parke as LSPOA Assistant Treasurer

Motion made by: Roger Pontious Second by: Denny O’Hair

Motion passed: Yes = Unanimous **Motion #11/03/02**

Roll Call: Lynn Elston, Ron Parke, Roger Pontious, David Deubner, Denny O’Hair. Excused absence was Jim Donze.

Meeting called to order by President David Deubner.

Property Owners Time:

No concerns or issues.

Approval of minutes for February 10, 2011:

Motion to accept minutes of previous Trustee meeting dated: February 10, 2011

Motion made by: Lynn Elston Second by: Roger Pontious

Motion passed: Yes = Unanimous, accepted as is. **Motion #11/03/03**

Treasures Report: Lynn Elston- Treasurer’s report for February 2011.

LSPOA Checking	-----	\$	801.55
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	28,228.10
Dam Fund - Savings	-----	\$	56,053.28
Capital Reserve Account	-----	\$	30,431.88
Operating Reserve	-----	\$	20,367.83
LSPOA Checking w/Huntington Bnk		\$	823.98
Special Road Assessment	-----	\$	31,857.90
Emergency Reserve Fund	-----	\$	<u>16,102.57</u>
Total Current Assets			<u>\$184,867.09</u>

Lynn Elston explained we ended our fiscal year with about \$185,000. We projected to bring in \$298,600. We actually brought in \$304,407 so we brought in \$5,807 more than expected. That’s a good thing. If you look at the expenses, we projected that we spend \$216,500. We actually spent \$210,459 so we had a net profit of \$6,000 on the expense part. This all came about with the help of all the volunteers, the Trustees keeping an eye on the budget.

Board Meeting for March 10, 2011 Cont.:

Motion to accept Treasurer's Report for February 2011

Motion made by: Ron Parke Second by: Roger Pontious

Motion passed: Yes = Unanimous **Motion #11/03/04**

Committee Reports

Maintenance & Bridge – Weather permitting, we will get the pump converter installed. We will use Owens Electric to install it.

Ron Parke also presented the hiring of Jim Coolman as Maintenance Foreman to the Board of Trustees. David Deubner explained that first we need to create the position and budget for it. Roger explained we already created that position. It was Maintenance coordinator. Sue Shenkel posted the position and Jim Coolman applied. David Deubner stated that we will have an executive meeting tonight after this meeting. It was decided to post the position again for a two week period.

Office – Lynn Elston: There are three bids in the office for the sale of lots. That's all that came in. Another thing is I'm in charge of the office but not the entire office. The president has responsibility for the Newsletter, all the PR work, all the committees, the Election committee, etc. There is another part that is a huge cost driver and that's collection and legal. It's very complicated. We spend about \$25,000 a year on that. Whoever will be responsible for this will have a big job ahead. Discussion followed.

Legal & Co-Chair Long Range Planning – Jim Donze: Excused absence. No report.

Public Relations & CO-Chair Long Range Planning – Sue Shenkel: Resigned

Buildings & Grounds – Denny O'Hair: Robert Huffman has an issue about vehicles sitting on property with expired license plates and people cleaning up their property. Another issue is dogs running loose. David Deubner advised to fill out a complaint form and it will be addressed.

Lake & Dam, Waste Water – David Deubner: I've been down to the dam several times. Everything is fine.

Dredging & Crane – Roger Pontious: Sue Shenkel gave me Mike Ward's business card so I could call him about running the dredge & crane. I cannot get ahold of him. His voice mail box is not set up so I can't even leave him a message. I want to see if he is willing to train someone for the dredge. It is not an easy piece of equipment to run. If I get time, I'll run by his shop to talk with him.

Road Committee – Courtney Earhart: Nothing new to report. Courtney asked Lynn Elston how much money is in the road account. Lynn Elston stated that \$34,000 has been collected since 8-1-10.

Recreation Committee – Lori Poynter: There will be a St. Patty's Day Dance on March 19 and Easter for the Kids on April 23rd.

Old Business

No Old Business

Board Meeting for March 10, 2011 –Cont.:

New Business

Ron Parke made the motion to create the Maintenance Foreman position as that position stands with the wages to be determined between the board and him.

Motion made by: Ron Parke Second by: Roger Pontious
Motion passed: Yes Unanimous. **Motion #11/03/05.**

New Income & Expense Budget – Lynn Elston presented and explained to the Board of Trustees the new budget for 2011/2012.

Motion to accept the New Income & Expense Budget for 2011/2012

Motion made by: Roger Pontious Second by: Denny O’Hair
Motion passed: Yes Unanimous. **Motion #11/03/06.**

David Deubner asked for a Motion to Adjourn.

Motion made by: Ron Parke Second by: Lynn Elston
Motion passed: Yes Unanimous. **Motion #11/03/07.**

David Deubner, President

Approved

Ron Parke, Secretary