

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING APRIL 20, 2011**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting
Held at Lake Seneca Arrowhead Lodge on April 20, 2011

Resignation of Trustee – Denny O’Hair: David Deubner stated that Denny was asked to be here at the meeting tonight to clarify his resignation. David Deubner read Denny’s resignation. I’ll follow up on this personally since he didn’t show up here tonight.

Election of New Trustees

Motion to appoint Courtney Earhart as LSPOA Road Committee Trustee and elect him as 2nd Vice President to fill a position that expires May 15th 2011.

Motion made by: Lynn Elston Second by: Roger Pontious

Motion passed: Yes = Unanimous **Motion #11/04/01**

Motion to appoint Mark Snyder as LSPOA Board as Buildings & Grounds Trustee and elect him as 3rd Vice President to fill a position that expires May 15th 2011.

Motion made by: Lynn Elston Second by: Roger Pontious

Motion passed: Yes = Unanimous **Motion #11/04/02**

Roll Call: Lynn Elston, Ron Parke, Roger Pontious, David Deubner, Courtney Earhart, Mark Snyder.
Excused absence was Jim Donze.

Meeting called to order by President David Deubner.

Property Owners Time:

No concerns or issues.

David Deubner – Please use the Property Owners Problem Resolution Form if you have any concerns or issues. This is a much better way to get problems resolved. David Deubner asked Carol Swiatkowski to create a spreadsheet on the computer containing name of member, problem, trustee responsible for the corrective action, date received and date resolved.

Rocky Warner suggested we have one or two people to handle these complaints. David Deubner stated that we’ll try it with the Trustee handling these and if we need more people, we’ll ask for more volunteers.

Approval of minutes for March 10, 2011:

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

Motion made by: Lynn Elston Second by: Mark Snyder

Motion passed: Yes = Unanimous, accepted as is. **Motion #11/04/03**

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

LSPOA Checking	-----	\$	9,853.47
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	31,000.00
Dam Fund - Savings	-----	\$	70,692.62

Board Meeting for April 20, 2011 Treasurer’s Report Cont.:

Accounts Receivable - Dues - - - - - \$	3,225.00	
Capital Reserve Account - - - - - \$	53,413.04	
Operating Reserve - - - - - \$	30,281.14	
LSPOA Checking w/Huntington Bnk\$	1,403.87	
Special Road Assessment - - - - - \$	34,391.03	
Emergency Reserve Fund - - - - - \$	<u>16,105.37</u>	
Total Current Assets		<u>\$250,565.54</u>

Lynn Elston stated that he will be stepping down after the annual meeting. Lynn read his resignation letter to the audience. This will also be in the next Newsletter.

Lynn Elston explained the accounts on the Balance Sheet. Lynn explained that this financial system is focused, it is transparent, it follows the Deed Restrictions and By-laws. At the end of March we had over \$250,000. As of today we have over \$270,000. I can tell you right now on May 15th, on behalf of all you folks who gave so much of yourselves, this Board will probably pass on to the next Board about \$285,000. Future Boards have a golden opportunity to do some good things.

Any questions or comments. Don Swiatkowski said I’m sorry we can’t talk you in to continuing on the Board because you have done a fine, fine job as treasurer. Audience applause.

Jim Delcamp asked according to the new state law, how much do we have to keep in the Capital Reserve account? Lynn Elston explained the new state law dictates that the Board has to establish a Capital Reserve account and is basically based on what your needs are. So the more the merrier. I’m making a pledge tonight if any future board members needs any advice from me, just call me. I’ll do what I can.

Motion to accept Treasurer’s Report for March 2011

Motion made by: Roger Pontious Second by: Courtney Earhart

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

Committee Reports

Maintenance & Bridge – Ron Parke: We got the mowers and equipment ready to go. It’s too wet to work on the roads and culverts. We’ll get on them when the weather breaks. The pump converter will be installed by Owens Electric when the weather breaks.

We have a guy who says he can run the crane. We’ll let him fire it up and see what he can do. On the dredge, whenever people step up to run it or willing to learn how to run it, the dredge is ready to go. The cutter wheel needs to be put on, but it’s ready to go.

No questions.

Office – Lynn Elston: They’re still working on a lot of collections. It’s like getting blood out of a turnip. On foreclosures, the girls invoice the banks, so the banks try very hard to sell that property. The girls are working on the newsletter and the elections coming up. They gathered all the information for our CPA to get our taxes done. They’re working with building permit applications, real estate reps, boating classes, posting cash, etc.

Ingrid Halderman asked when will the ballots be mailed? Barb Hulisz stated that we are working on that right now and will be out first part of next week.

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

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

Board Meeting for April 20, 2011 Committee Reports Cont.:

Buildings & Grounds – (Denny O’Hair Resigned) David Deubner: I have been temporarily taken up this task. We’ve approved two new houses, one fence, one new dock and declined to approve an outbuilding that was planned to be too close to the Seneca Drive right-of-way.

Lake & Dam, Waste Water – David Deubner: Monday I attended an excellent meeting held by the state water people in Bryan for Williams County. There are eight lakes in Williams County that are regulated. If our dam were to break and kill someone downstream, we are responsible. We have to update our emergency plan because it is out of date. There are still two issues for the dam that we have to correct. One is to get the rock out of the flip bucket. The other is to improve the grass cover on the dam and spillways. We will probably get another inspection in another year or two. The Dam is fine. Water is going over it fine.

Dredging & Crane – Roger Pontious: Ron Parke reported on this earlier. Need people to step up to learn how to run the dredge.

Road Committee – Courtney Earhart: Still have only one estimate from Klink out of Ashley Indiana. Their quote is \$86,815 for one mile. This would put the road into County shape with 1,500 tons of stone, grind it in, roll it, spray it, grade it again, spray it again, chip and seal with #6, then chip and seal with #8. That’s why it will take a couple of years to do just one mile. We’re waiting on additional quotes.

Recreation Committee – Lori Poynter: Absent. Courtney Earhart suggested to have pre-registration for the activities so you know how many will attend and can plan a little better.

Beautification Committee – Barb Hulisz: Two weeks ago Strobels trimmed, repaired and fertilized the trees on the boulevard. We have everything ordered for Garage Sale day. We will have to raise our prices because everything went up in price. May 7th is cleanup day from 9:00 am to 1:00 pm. We need volunteers to sign up.

Old Business

No Old Business

New Business

Jim Coolman – Suggestion to have a dumpster up here inside the gate for a weekend clean-up. More discussion followed. David Deubner stated that it’s a good idea, but we have to consider what the cost will be.

Merrie Anne Ferrow – I have a couple of ideas. Last summer I was so disgusted with people who are not paid up members or non-members putting their boats in our lake and using our beach. David Deubner stated that the board agrees with this, but right now, we have no one in charge of Security. Another suggestion from Merrie Anne is to rent a dock to someone outside for \$900 or something like that. More discussion followed. Courtney Earhart stated that these are all good ideas, but no matter what type of lock you put on the launch, someone will destroy it. David Deubner suggested to have a board member in charge of a security committee. This all has to come before the board as a motion. We have discussed all of the security problems and no one has come forward with a motion that we can fund through the budget.

Board Meeting for April 20, 2011 New Business Cont.:

It has to come through as a plan in motion form. If someone wants to organize this to turn the plan into reality, please do so.

No other business

David Deubner asked for a Motion to Adjourn.

Motion made by: Ron Parke Second by: Lynn Elston

Motion passed: Yes Unanimous. **Motion #11/04/05.**

David Deubner, President

Approved

Ron Parke, Secretary