

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD MEETING JULY 7, 2011**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting  
Held at Lake Seneca Arrowhead Lodge on July 7, 2011

**Trustees Present:** David Deubner, Mark Snyder, Lori Poynter, James Delcamp, Darrel Durham and John Halderman. Excused is Jim Donze.

**Property Owners Time:**

**Sue Shenkel:** Request for the financials, statement of their income and current balances from the Chartered Committees; Beautification, Krafters Klub and Recreation. David Deubner asked for a motion.

**Motion to request the Chartered Committees financial reports at August meeting.**

Motion made by: James Delcamp Second by: John Halderman

**Motion passed:** Yes = Unanimous. **Motion #11/07/01**

**Sue Shenkel:** Request to ban all 3-wheelers, 4-wheelers, go carts & dirt bikes and abolish rule 89.1. James Delcamp stated this needs to be studied because of the cost involved.

**Motion for committee to study due to cost involved. Recommendation at August meeting.**

Motion made by: James Delcamp Second by: John Halderman

**Motion passed:** Yes = Unanimous. **Motion #11/07/02**

**Rich Sheets:** Have 20 loads of the dirt that the volunteers are placing on the back roads and I'll pay for the fuel and a minimal fee for the dirt. The Board voted no.

No other concerns

David Deubner asked for a motion to approve minutes from the June meeting.

**Approval of minutes for June 9, 2011:**

**Motion to accept minutes of previous Trustee meeting dated: June 9, 2011**

Motion made by: Mark Snyder Second by: Lori Poynter

**Motion passed:** Yes = Unanimous, accepted as is. **Motion #11/07/03**

**Treasures Report: James Delcamp- Treasurer's report for June 2011.**

LSPOA Checking	-----	\$	19,740.03
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	30,012.65
Dam Fund - Savings	-----	\$	12,324.49
Capital Reserve Account	-----	\$	27,696.10
Operating Reserve	-----	\$	31,292.79
LSPOA Checking w/Huntington Bnk		\$	2,214.47
Special Road Assessment	-----	\$	35,399.29
Emergency Reserve Fund	-----	\$	<u>16,111.40</u>
<b>Total Current Assets</b>			<b><u>\$174,991.22</u></b>

James Delcamp explained the balance sheet and the revenues and expenses. He asked if anyone had any questions. No questions.

## **Board Meeting for July7, 2011 Treasurer's Report Cont.:**

David Deubner asked for a motion to accept the Treasurer's report

### **Motion to accept the Treasurer's Report for June 2011**

Motion made by: John Halderman Second by: Mark Snyder

**Motion passed:** Yes = 5 Abstained = 1 (James Delcamp) **Motion #11/07/04**

## **Committee Reports**

**Maintenance:** Mark Snyder – We do not have a maintenance foreman. Volunteers are keeping things running. We're waiting until next meeting for plan.

**Office:** James Delcamp – We received property tax bills for lots Larry Sines deeded back to LSPOA. We are not paying them. The taxes are for the last half of 2010. The lots were in Larry Sines' name until March 1, 2011 when he deeded them back without LSPOA knowledge. We are in the process of deeded them back to him.

**Legal:** Jim Donze – Excused Absence. No report.

**Buildings & Grounds:** Lori Poynter – Building permits were issued for several garages, a deck, shed and an addition. There are several houses around the lake that look like they should be condemned. There should be something done about them. Also, there should be a rule about tractor-trailer rigs coming in here loaded and parked at residence. They should leave their trailers off the lake. Just the tractor should be allowed. James Delcamp made a motion to create a rule made by the board for semi tractors & trailers loaded and unloaded.

### **Motion for Board to create a rule on semi tractors and trailers loaded and unloaded.**

Motion made by: James Delcamp Second by: John Halderman

**Motion passed:** Yes = 6 Unanimous **Motion #11/07/05**

**Lake & Dam , Waste Water:** David Deubner – Water tested ok. The dam has wood around it that needs to be cleaned up. Trees need to be sprayed. The area around the dam needs to be mowed. Rocks need to be removed from the flip bucket.

**Security:** Darrel Durham – There were people fishing during the 4<sup>th</sup> of July weekend that do not belong here. Had to call the deputy.

Steve Owens called and wants to set the converter on County Road R Monday. We'll be down there to help.

**Dredging & Crane:** John Halderman – We have plans to put the dredge in tomorrow at 9:00 am. We're cleaning out the pit and bury the concrete. We'll start dredging on Monday.

**Long Range Planning – Road Committee:** Courtney Earhart – Discussion about the base of the road and what the final height will be or what we want it to be.

John Halderman stated that Joe Orwig's driveway is too high at the road. Someone needs to let him know.

**Recreation Committee:** Lori Poynter – We have a hog roast planned in August. Look for flyers.

**Board Meeting for July7, 2011 Committee Reports Cont.:**

**Beautification Committee:** Barb Hulisz – Thank you to everyone who helped with garage sale day. We don't know what we would have done without them. Our meeting isn't until Monday, so I won't know how we did financially until then.

**Old Business**

**Expenses approved** – James Delcamp: Bills were presented to the Board. They approved the bills to be paid.

**Motion to pay bills that were presented to the board.**

Motion made by: Darrel Durham Second by: Mark Snyder

**Motion passed:** Yes = 6 Unanimous **Motion #11/07/06**

**Mosquito Control** – Lori Poynter: The cost has doubled from last year due to the price of chemicals doubling making the quote a little over \$1,800. I will call Nuleaf for a quote. Barb Hulisz said she will call her son-in-law also.

**New Business**

**Proposal for Inundation study** – David Deubner: I have contacted a couple of people to get quotes for the Inundation study. We're waiting on additional information.

**Concern with Board Members working for compensation while in charge of that particular responsibility** – Lori Poynter: There was discussion on this subject by the Board. David Deubner stated that board members do make mistakes and since the work has already started, we cannot change it now.

**Proposal for selling sand, fill, dirt** – David Deubner: Discussion on the price of the sand, fill and dirt. It is free for members with their pick-up and a shovel. Fill LSPOA dump truck and deliver is \$50 a truck load. For a contractor it is \$25. Will not deliver off site without Board approval.

**Motion to adjourn – David Deubner**

Motion made by: David Deubner Second by: Darrel Durham

**Motion passed:** Yes = 6 Unanimous **Motion #11/07/07**

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David Deubner, President

Approved

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Lori Poynter, Secretary