LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING SEPTEMBER 8, 2011

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on September 8, 2011

Trustees Present: David Deubner, James Delcamp, Darrel Durham and John Halderman were present. Excused were Lori Poynter, Jim Donze.

Allied Waste Representative ï Melanie Hall presented a proposal for trash removal. She presented a cheaper price if everyone jumped on board and they would use a smaller truck for our roads. The rate is $10.00 a month with one trash cart and an additional $2.00 for recycling. Price guaranteed thru December 2013.

David Deubner stated that the appointing of a Trustee to the board from August meeting needs to be re-done due to a lack of quorum in August.

Motion to appoint Mark Shenkel to LSPOA Board of Trustees in capacity of Maintenance.
Motion made by: John Halderman Second by: James Delcamp
Motion passed: Yes = Unanimous. **Motion #11/09/01**

David Deubner made the motion to appoint an eighth Trustee to LSPOA Board of Trustees on a temporary basis to operate until the next election. He would function as a board member but only vote when the board drops to seven attendees.

Motion made by: David Deubner Second by: John Halderman
Motion failed

There was discussion about Jim Hulisz accepting a position on the board or will he decline due to their daughterôs health. The board decided to defer until next month when there is clarification.

Motion to defer to next meeting to appoint another Trustee until there is clarification.
Motion made by: James Delcamp Second by: John Halderman
Motion passed: Yes = Unanimous. **Motion #11/09/02**

Property Owners Time:

Sue Shenkel ï Iôm requesting permission from the Board to create a Facebook page. Anyone can add information and pictures to it.

Motion to authorize Sue Shenkel to create Facebook Page titled Lake Seneca Montpelier, Ohio on a six month trial basis.
Motion made by: John Halderman Second by: James Delcamp
Motion passed: Yes = 2 No = 1 Abstained = 1 **Motion #11/09/03**

Gary Mossburg ï According to Article 5 section E ï It reads that any Trustee maybe removed with or without cause by a majority vote of the members in good standing of the Association present at any duly convened meeting shall be sufficient to determine this removal. With that being said, I would like to make a motion to remove Darrel Durham. Iôve been asked by volunteers who have served us and Iôm here to represent them. David Deubner stated that you are not a Trustee so you cannot make a motion. This is a Trustee meeting and only Trustees can make motions. More discussion followed.
David Deubner poled the board members as to the meaning of this by-law.

Board Meeting for September 8, 2011 Property Owner's Time Cont.:

David Deubner made the motion that the Trustees will interrupt the by-law Article 5 Section E to mean that any duly convened meeting includes meetings of the Board of Trustees and at a board meeting, the members may remove trustees.

> **Motion to interrupt the by-law Article 5 Section E to mean any duly convened meeting includes meetings of the Board of Trustees and at a Board meeting, the members may remove trustees.**
> Motion made by: David Deubner Second by: John Halderman
> **Motion Failed:** Yes = 1 No = 2 Abstained = 1

The interpretation of this by-law at this Board of Trustee meeting will **NOT** be a meeting where members will remove a Trustee. A membership meeting needs to be published to give people notice so they can come and vote.

David Deubner continued with the Trustee meeting.
James Delcamp asked for approval of the July Treasurer report because at the August meeting there was no quorum to conduct business.

> **Motion to approve the July Treasurer's report.**
> Motion made by: John Halderman Second by: Mark Shenkel
> **Motion Passed:** Yes = 3 Abstained = 1 **Motion #11/09/04**

David Deubner added: I request that the August minutes be retained with the addition of one line which is ñA QUORUM WAS NOT PRESENTò.

Treasures Report: James Delcamp- Treasurerôs report for August 2011.

LSPOA Checking	- - - - - - - - -	$	3,903.13
Petty Cash	- - - - - - -	$	200.00
Operating Fund - Savings	- - - - - -	$	20,022.52
Dam Fund - Savings	- - - - - - - - -	$	18,826.79
Capital Reserve Account	- - - - - - - -	$	32,688.64
Operating Reserve	- - - - - - -	$	31,299.76
LSPOA Checking w/Huntington Bnk		$	2,478.37
Special Road Assessment	- - - - - - - -	$	63,269.01
Emergency Reserve Fund	- - - - - - -	$	16,115.04
Total Current Assets			**$188,803.26**

James Delcamp explained the balance sheet and the revenues and expenses. He asked if anyone had any questions. The road assessment is coming in pretty good. They are starting on the road on September 19th and they figure 3 days to complete. The $28,952 is due with 10 days of the job being complete. We were reimbursed from the insurance $4578.38 for the vandalism of the dredge and pontoon barge. The dam assessment was sent out the first of September. We currently have received $15,500 and itôs not really due until next month. We have enough to pay the dam payment in December. Any questions? There were questions on the capital reserve account and the road account. James Delcamp explained that all the money that has been collected for the road, the $100 assessment, has amounted to $63,269.00. This money paid for the new road. The first $35,000 came out of the capital reserve account.

Board Meeting for September 8, 2011 Treasurer's Report Cont.:

The recyclable sales on the income statement sheet in the amount of $3300 is the amount we received from the crane. No additional questions.

David Deubner asked for a motion to accept the Treasurerôs report

Motion to accept the Treasurer's Report for August 2011
Motion made by: John Halderman Second by: Mark Shenkel
Motion passed: Yes = Unanimous **Motion #11/09/05**

Committee Reports

Maintenance: Mark Shenkel ï The equipment needs attention. The backhoe was acting up. It didnôt have a lot of power. Yesterday it went to Watkins to get repaired. Itôs going to be a minimum of $1500. We provided him with the filters and the new oil for it.
The dredge pump had a leak. We pulled the oil filter and brought it to the shop and cut it apart and discovered it is full of brass shavings and grey metal (iron or steel). It broke a bushing in the main hydraulic pump. I had them stop running it. That will have to come apart. In the mean time weôre trying to figure out how to get the dredge out of the water.

Office: James Delcamp ï All of the dam invoices have been sent out. The normal office duties keep