

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

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

Trustees Present: David Deubner, James Delcamp, Mark Shenkel, Jim Donze, John Halderman were present. Lori Poynter was excused because she had to work. Darrel Durham was elected until he takes off for warmer weather and he has done that, so he is no longer on the board.

David Deubner asked for a motion to replace Darrel Durham.

Motion to appoint Jim Hulisz to LSPOA Board of Trustees to fill out the term until May.

Motion made by: James Delcamp Seconded by: John Halderman

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

Property Owners Time: No Property Owners Problem resolution Forms.

David Deubner asked for a motion to Approve Minutes for October 6th and 27th 2011.

Motion to approve the October 6th and October 27th 2011 Minutes as printed

Motion made by: James Delcamp Seconded by: John Halderman

Motion Passed: Yes = Unanimous **Motion #11/11/02**

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

LSPOA Checking	-----	\$	5,769.66
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	10,027.45
Dam Fund - Savings	-----	\$	109,034.94
Capital Reserve Account	-----	\$	34,232.20
Operating Reserve	-----	\$	31,304.99
LSPOA Checking w/Huntington Bnk		\$	3,219.06
Special Road Assessment	-----	\$	2,326.97
Emergency Reserve Fund	-----	\$	<u>16,117.73</u>
Total Current Assets			<u>\$212,233.00</u>

James Delcamp We have plenty of money to meet the Dam Loan payment in mid December. We have approximately \$46,000 to \$56,000 usable money to get us through the year. In the last couple of months we've had some insurance reimbursements for the pump converter and for the portals.

If it wasn't for the volunteers, we would be in a bad situation. James Delcamp asked for any questions. There were none.

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

Motion to accept the Treasurer's Report for October 2011

Motion made by: John Halderman Seconded by: Mark Shenkel

Motion passed: Yes = 5 1 Abstained **Motion #11/11/03**

Board Meeting for November 10, 2011 Cont.:

Committee Reports

Maintenance: Mark Shenkel – Thanks to Al Boerst and Randy Bernath, they got the microphones working up here. We've been trying to get something done with the equipment. The dump truck does have mud flaps on it and is legal to go on the road. The snow plows and the salt spreader have not been put on until the contaminated soil is hauled away.

We are going to attempt to use the tar wagon on Saturday and possibly Sunday filling the pot holes with tar and stone. We need volunteers to help with this. John Halderman explained we'll need about 12 guys to do this and do it right; Saturday about 8:00 am. Mark Shenkel stated that they still have one dock to remove from the water.

Office: James Delcamp – We have all the billing done. Statements went back out again. Collection is running the same.

Legal: Jim Donze – No report.

Buildings & Grounds: Lori Poynter – Absent. No report.

Lake & Dam , Waste Water: David Deubner – Dam inspection went well except for the logs. James Delcamp asked if there was any more information on the report that Bell was to produce. David Deubner stated that the report Dennis Bell was to provide has not been located in any of the files. I will continue to look into this further.

Dredging & Crane: John Halderman – David Mann did dredge out the river as he quoted. It took him about two days. The dredge is out and back up here. Mark Shenkel is working on a plan on the dredge repairs.

Long Range Planning, Road Committee: Clair Ham – Absent. No report

Krafter's Klub: Nancy Elston – Absent. A financial report was submitted to Board members.

Recreation Committee: Carol Swiatkowski – Absent. David Deubner read the financial report Carol submitted. They made some money off the Halloween party. Putting all their accounts together, checking and savings, their balance is just shy of \$3,600.

Social Activities Committee: Merrie Ann Ferow – The financials did not change - \$275.45. Next Wednesday November 16 we'll have a pancake and sausage supper from 5:30 to 7:00 pm. Please bring a canned food item for the food pantry. Our next meeting will be at the lodge on December 7th.

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: John Halderman Seconded by: Jim Hulisz

Motion passed: Yes = 5 1 Abstained **Motion #11/11/04**

Board Meeting for November 10, 2011 Old Business Cont.:

EPA Status: Mark Shenkel – We have approval to dispose of the contaminated soil in the Williams County Landfill. They will charge us \$24.50 per ton. By the first part of next week, the soil will be removed. There will not be a fine from the EPA.

Portals Status: James Delcamp – Lowe’s hit the portal on the east end of the bridge. Lowe’s is self insured and we wound up getting a check for approximately \$1,077.00. A week before we got the check, Tim Moll took out the west portal.

Motion to hire contractor to replace portal on east end of bridge exactly as before.

Motion made by: John Halderman Seconded by: Mark Shenkel

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

David Deubner asked if anyone wanted to make a motion for the west end portal.

Motion to send Tim Moll a letter giving him until December 1st to repair west end portal as originally placed. If not done by December 1, 2011, the Board will levy a fine.

Motion made by: John Halderman Seconded by: Mark Shenkel

Motion passed: Yes = 5 No = 1 **Motion #11/11/06**

David Deubner will dictate letter.

New Business

Volunteers to get new ads for our newsletter – James Delcamp stated that Carol ran this by me. We have lost a lot of ads for our newsletter. I think we should change the rule to send out the newsletter twice a year instead of every quarter.

Motion to revise rule #69.1 to mail newsletter twice a year. One issue to precede annual meeting of the members by at least 30 days before the annual meeting (3rd Sunday of May).

Motion made by: James Delcamp Seconded by: John Halderman

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

Trash – Mark Shenkel explained this is what you get right now with Allied Waste. If you want one container or two containers, it will cost you \$10 a month. If you recycle with that, it will cost you \$12 a month instead of \$10. The first Monday of every month is big pickup day. This can include mattress, boxes, etc. That is at no additional cost. For Spring Clean-up Day, sitting here in the parking lot will be a dumpster for the clean-up. This is the commitment we have from Allied Waste.

David Deubner asked for a motion to adjourn.

Motion made by: John Halderman Seconded by: Jim Donze

Motion passed: Yes = Unanimous **Motion #11/11/08**

James Delcamp asked for an Executive Session.

David Deubner, President

Approved