

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD MEETING JUNE 14, 2012**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on May 10, 2012

**Trustees Present:** David Deubner, James Delcamp, Mark Shenkel, Pam Sheets, Sue Shenkel, John Raszka. Joe Smith is excused.

**Approval of Agenda:** David Deubner asked if there were any additions or changes to the agenda. James Delcamp added the Road Committee and the Employee's Handbook. Sue Shenkel will have one motion to add at the end of new business.

**Property Owners' Time** – Linda Earhart: I know that some of the board members went to Columbus to speak with Rick Lavinsky before the annual meeting and I was wondering if we received a letter back from Mr. Lavinsky. Mark Shenkel said no, not yet.

Linda continued: I have an additional question. At that time, did you ask Mr. Lavinsky about what Mr. Collins proposed at the membership meeting? Mark Shenkel explained that Mr. Lavinsky didn't approve and he didn't disapprove of it. He just said it could legitimately be voted on.

Linda also suggested that since people don't like the idea of increasing dues, possibly you could try to pass a dredge assessment like we did with the new road. David Deubner thanked Linda for her suggestion.

**David Deubner asked for a motion to Approve Minutes for May 10, 2012.**

**Motion to approve the May 10 2012 Minutes as printed**

Motion made by: Pam Sheets Seconded by: Mark Shenkel

**Motion Passes:** Unanimous.

**Motion #12/06/01**

**Treasures Report:** James Delcamp- Treasurer's report May 2012.

LSPOA Checking	-----	\$	37,523.09
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	9.67
Dam Fund - Savings	-----	\$	67,984.68
Capital Reserve Account	-----	\$	71,672.63
Operating Reserve	-----	\$	31,320.85
LSPOA Checking w/Huntington Bnk		\$	493.79
Special Road Assessment	-----	\$	6,071.23
Emergency Reserve Fund	-----	\$	<u>16,126.83</u>
<b>Total Current Assets</b>			<b><u>\$231,402.77</u></b>

James Delcamp explained the Balance Sheet and the Income Statement.

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

**Motion to accept the Treasurer's Report for May 2012**

Motion made by: John Raszka Seconded by: Pam Sheets

**Motion passed:** Yes = 5                      1 Abstained

**Motion #12/06/02**

## **Board Meeting June 14, 2012 - Cont.:**

### **Committee Reports**

**Maintenance/Legal:** Mark Shenkel – The grader is down. The steering cylinder needs replacing. The backhoe sprung a leak today. The Dam was cleaned, gear boxes lubricated and the gates were all tested. We need to spray more weed killer down there. The Seneca Isle Bridge needs attention. We will get costs on material.

On the legal end, we are pursuing a bunch of people for the money they owe this community.

**Office/Collection:** James Delcamp – The collection will always be a problem. It takes a lot of time in the office. The invoices for the Road Assessment will be coming out soon. They're working on that right now.

Each trustee has a copy of the employee handbook that Sue brought in several years ago. What you need to do is go through it, look it over and at the next Board meeting, we will vote on it; either to accept it or not accept it. David Deubner stated if you have major concerns, get with James within 2 weeks to give him time to make the adjustment.

**Buildings & Grounds:** Pam Sheets – I've issued one building permit to 233 Seneca Drive and another one on Seneca Drive is in the works. I've had several complaints about people leaving things out in the yard. I've talked with them and they promise to resolve this. Jerry Van Nortwick asked about handicapped access to the beach. Pam Sheets stated she would look into that. David Deubner said he has information for Pam because this subject has been brought up before.

**Waste Water:** David Deubner – Joe Smith and I are working together on Lake & Dam and Waste Water. The May water test was fine. I've not done the June test yet. I did inspect the Dam and with the maintenance done on it, it's looking great.

**Security:** Sue Shenkel – All house checks have ended for the season. Memorial Day weekend the combination at the boat launch was changed 3 times. I continue to receive phone calls about the ATVs and I've contacted Mrs. Gomoll who is heading a committee to control ATVs.

**Lake & Dam:** Joe Smith – Excused absence.

**Dredging & Crane:** John Raszka – I have 3 things. First I'd like to thank Mark Shenkel on jumping in and figuring out what it will take to re-build the dredge the right way. It needs to be done, so I support this. Second, I'm working on securing a date with a guy with the equipment to dip in the river and clean that out for us. Third, I'm working on the rental of equipment to clean the pit because once we start dredging, we need some place to put the sediment.

**Beautification Committee:** Barb Hulisz – We had our clean-up day and it went well. Mark Shenkel stated that we recouped \$1,200 in total for all the recyclables. That money is helping to buy tools in maintenance so we don't have to bring our own tools from home. There will be a dumpster next year at no charge also. Metal, used oil, lawn mowers, anything except tires can be dropped off here for recycling.

Barb continued her report. We had some new people for clean-up day. I would like to thank Jan Boerst who did the flowers out here and the sitting area. It really looks nice. Now she's working at the covered bridge. I'm sending a sign-up sheet for the Garage Sale day. We do

## **Board Meeting June 14, 2012 – Committee Reports Cont.:**

need people to help. Cassie Baden is doing all the calling for the bake sale. We have some new shirts for sale also.

**Krafter's Klub:** Nancy Elston – Financial Report has been submitted with a balance of \$406 right now. We are selling tickets for the queen size Texas Lone Star quilt with matching shams and pillow cases thanks to Rita Mercer and Dorothy Huner. The drawing will be on July 4th, 2012 here at the lodge. We are also working on king size cathedral quilt with shams and that we'll do sometime in the fall maybe in November. We are planning on having a craft bazaar sometime in November. A date has not been set yet. Pam Sheets said that maybe one of the other committees could have hot dogs or something or a bake sale to get other committees involved.

**Social Activities Committee:** Merrie Ann Ferow – As of 5/31/12 we have \$1,129.19 in the checking. On May 27<sup>th</sup> we held pancake & sausage breakfast at the lodge. \$484.44 was raised. We are busy painting the swings we purchased near the beach. We are also staining and re-building the pagoda. On Sunday July 1<sup>st</sup> at 2:00 pm we will hold the first Red Neck Yacht Club Regatta at the beach. The boats can only be constructed of cardboard and duct tape. They can be painted. July 7<sup>th</sup> we will host a pancake & sausage breakfast at the lodge from 9:00 to 11:00 am. At dusk, Doug and Sandy Tansel will have their fireworks display at the dam. On July 11<sup>th</sup> is our next meeting at the lodge. Everyone is invited. On Wednesday July 18<sup>th</sup> we will have a spaghetti dinner at the lodge from 6:00 to 8:00 pm.

**Recreation Committee:** Carol Swiatkowski – We have a total of \$2,796.15 in the combined accounts. We are meeting next Monday at 7:00 pm to determine what we are going to do with that money and also to discuss the future activities, if any, of the Rec committee.

**Road Committee:** Clair Ham – We normally do the calcium chloride on the back roads to keep the dust down. Jim Delcamp said he'd like to get a quote from Klink who did the new road. They have some stuff called dust stop. He came today with a quote for doing Iriquois, Pawnee, Manito and Pontiac down past Jim's house. They apparently have some teeth on a grader blade that cuts the roads about an inch deep. Then they spray this emulsion in there then re-grade it. Then they'll come back in a week to 10 days and give it another coat. They can't promise how long it will last but it's a lot better version than what we have. Their cost for doing the whole thing is \$13,000. There are things out here that doesn't work anymore. We also brought up adding 1 to 2 inches of re-grind to this. Maybe this will last longer and will be more dust free.

### **Old Business**

**Approval of April 12, 2012 minutes as printed.**

**Motion to approve April 12, 2012 minutes as printed**

Motion made by: Sue Shenkel Seconded by: Mark Shenkel

**Motion Passed:** Unanimous

**Motion #12/06/03**

**Expenses approved** – James Delcamp: Bills were presented to the Board.

**Motion to approve bills that were paid and bills to be paid.**

Motion made by: John Raszka Seconded by: Pam Sheets

**Motion Passed:** Yes = 5 Abstained = 1

**Motion #12/06/04**

**Board Meeting June 14, 2012 – Old Business Cont.:**

**Communication of Combination @ Launch** – Office receiving complaints of not knowing combination when changed. Sue Shenkel said a sign with phone numbers is down there now.

**New Business**

**Motion to transfer about \$15,000 from Cap. Res. to re-build the dredge** – James Delcamp.  
Motion to transfer \$15,000 from Capital Reserve for re-building of dredge.

Motion made by: James Delcamp Seconded by: John Raszka

**Motion Passed:** Yes = 5 No = 1 **Motion #12/06/05**

**Approval of Dam Loan money transfer** – James Delcamp

Motion to approve transfer of \$61,729.51 from Dam Account to pay June Dam Loan payment.

Motion made by: James Delcamp Seconded by: John Raszka

**Motion Passed:** Yes = 6 Unanimous **Motion #12/06/06**

**Job Description for each Board Member's job responsibility** – Pam Sheets.

Motion for Board members to submit the general job description of their responsibilities by next board meeting (July).

Motion made by: Pam Sheets Seconded by: Mark Shenkel

**Motion Passed:** Yes = 6 Unanimous **Motion #12/06/07**

**Thunderbird – Go completely electronic?** – Pam Sheets.

Motion to make Thunderbird an every two month publication to be posted on the LSPOA website plus print 50 copies per issue for pick-up as desired.

Motion made by: Pam Sheets Seconded by: John Raszka

**Motion Passed:** Yes = 4 No = 2 **Motion #12/06/08**

**Mailing of Thunderbird at request.**

Motion to mail Thunderbird to those who request a mailed copy.

Motion made by: Mark Shenkel Seconded by: John Raszka

**Motion Failed:** Yes = 0 No = 6

**Thunderbird printed every two months** – Pam Sheets.

**To rescind motion made today regarding making Thunderbird an every 2 months electronic publication.**

Motion made by: Pam Sheets Seconded by: Mark Shenkel

**Motion Passed:** Yes = Unanimous **Motion #12/06/09**

**Mowing Fees** – Mark Shenkel.

Motion to raise lot mowing fees to \$65 per lot plus \$10 lot fuel surcharge which is already in place. So, total charge is \$75.00.

Motion made by: Mark Shenkel Seconded by: Sue Shenkel

**Motion Passed:** Yes = 5 Abstained = 1 **Motion #12/06/10**

**Board Meeting June 14, 2012 – New Business Cont.:**

**Special Membership meeting for dues/assessment increases – Sue Shenkel.**

Motion to hold a special membership meeting for consideration of dues and/or assessment in August timeframe.

Motion made by: Sue Shenkel Seconded by: Pam Sheets

**Motion Passed:** Yes = 5 Abstained = 1 **Motion #12/06/11**

**Ammendment to rule 66.18 – Sue Shenkel.**

Motion to amend rule 66.18 to read: Any member in good standing found to be renting the lodge for a member not in good standing, will be denied their security deposit. In addition that member in good standing will be denied the rental of the lodge for a period of 1 year.

Motion made by: Sue Shenkel Seconded by: Mark Shenkel

**Motion Passed:** Yes = 4 No = 2 **Motion #12/06/12**

**Hire two employees for general maintenance – Mark Shenkel**

Motion to hire two employees for general maintenance on the lake community. This will be full or part-time.

Motion made by: Mark Shenkel Seconded by: Sue Shenkel

**Motion Failed:** Yes = 1 No = 5

**Hire maintenance workers for general maintenance – David Deubner.**

Motion to hire maintenance workers for general maintenance with an expense not to exceed \$10,000.

Motion made by: David Deubner Seconded by: Pam Sheets

**Motion Passed:** Yes = 5 No = 1 **Motion #12/06/13**

**David Deubner asked for a motion to adjourn.**

Motion made by: Seconded by:

**Motion Passed:** Yes = 7 Unanimous **Motion #12/06/14**

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David Deubner, President

Approved

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Pamela Sheets, Secretary