

LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING APRIL 10, 2014

Pledge of Allegiance

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on April 10, 2014

Trustees Present: Wayne Yoder, Janice Bilton, Pam Sheets (speaker phone) James Delcamp and Jim Coolman. Excused: John Raszka was taken to the hospital with chest pains.

Replacement of Trustees: Wayne Yoder stated we have one position that is still available. We've had two names submitted. Andy Hricovsky is available and we'll get a confirmation from the other party then the Board will get together and vote.

Approval/Additions to Agenda: Wayne Yoder – I'm going to make a deletion. The septic system, I don't have anything to talk about. Wayne Yoder asked Jim Coolman if there was any action on the Calcium Chloride Tanks. Jim Coolman asked Randy Bernath and Randy didn't know either because he left before they were sold. Wayne - So, we'll take that off the agenda also.

Property Owners' Time: David Deubner – Since this item is on the agenda, I'll wait until we get to that point.

Approval of Minutes for February 13, 2014

Approval of Minutes for March 13, 2014

Motion to Approve the February 13, 2014 & March 13, 2014 Minutes.

Motion made by: Jim Coolman Seconded by: Janice Bilton

Motion Passed: Yes = 5 No = 0 Abstained = 0 **Motion #14/04/01**

Treasures Report: James Delcamp – Treasurer's report February 2014 & March 2014

LSPOA Checking	-----	\$ 32,605.99
Petty Cash	-----	\$ 200.00
Operating Fund - Savings	-----	\$ 0.00 (Closed)
Dam Fund - Savings	-----	\$ 54,767.99
Capital Reserve Account	-----	\$ 62,658.29
Operating Reserve	-----	\$ 331.51
LSPOA Checking w/Huntington Bnk-		\$ 2,215.12
Special Road Assessment	-----	-\$ 65,134.78
5 Year Waterway Cleaning Assess---		\$ 8,787.97
Emergency Reserve Fund	-----	-\$ <u>10,137.30</u>

Total Current Assets

236,838.95

James Delcamp – The February report is the end of the fiscal year. On the income side we were about \$8,000 shy of what was budgeted. The gross on it was \$337,427.61. What was budgeted was \$345,400.00. The year to date we spent \$220,803.00. The Dam is not included in this. The year to date budget was \$345,400.00. If there are any questions, I'll address them now or later.

The March report has the new budget for this next fiscal year. The actual income for one month is \$50,901.28. The expenses for March were \$8,376.61.

Board Meeting Treasurer's Report April 10, 2014 Cont.:

Motion to accept the Treasurer's Report for February 2014 & March 2014

Motion made by: Jim Coolman Seconded by: Janice Bilton

Motion Passed: Yes = 4 No = 0 Abstained = 1 **Motion #14/04/02**

Committee Reports

Maintenance: Jim Coolman – I would like to make a motion to make a blanket order of 200 tons of Re grind @ \$14.00 a ton from Oberlin Farms and 200 tons of Iron Stone from Borderline Express @ \$10.00 a ton. This is for secondary roads and dust control.

Motion to approve the purchase of 200 tons of re grind for \$14.00 and 200 tons of iron stone for \$10.00 per ton.

Motion made by: Jim Coolman Seconded by: Pam Sheets

Motion Passed: Yes = 5 No = 0 Abstained = 0 **Motion #14/04/03**

Jim Coolman continued with his report; Jim Delcamp figured up what it cost us this past winter for snow plowing. Total cost is \$11,893.67. Labor was \$7,113.50 and parts for the trucks was \$4,780.17. That includes the fuel. It did cost us some bucks this winter. Wayne Yoder – I'm going to get a comparison on what someone outside would charge to plow based on this past year. James Delcamp – I would like to make a comment on the snow plowing and the people that did it. I think we owe them one heck of a big thank you because they were out during the night and in the cold and when plowing you can't see where you're going. I heard many times that our roads were better than what the outside roads were. Audience applause.

Office/Collection: James Delcamp – My wife has been in the office cleaning the files with Carol's help and putting the old files in storage boxes for the storage closet. It's been busy with money coming in for the Dues. On the collection end, anyone owing us money at the end of 90 days after it has been invoiced is going to collection. The Dues are due the first of April. So, the first of June is 90 days and they will go to collection. The membership voted on that.

James read a note that a member wrote on his invoice where two board members misspent \$31,000. James Delcamp stated, I wish he would have come to me for an answer. I have always said that if anyone has any questions, come to me and I'll find the answer for you. I wish he would tell us what he feels was misspent because I don't know what he's talking about. More discussion followed.

Wayne Yoder stated that since we're on collections, I want to make a motion to turn over accounts 60 days past due to 24 months past due to Action Collectors and accounts 25 months past due to 7 years past due to CAI in Defiance for legal action.

Motion to turn over accounts from 60 days past due to 24 months past due to Action Collectors and accounts 25 months past due to 7 years past due to CAI for legal action.

Motion made by: Wayne Yoder Seconded by: Jim Coolman

Motion Passed: Yes = 5 No = 0 Abstained = 0 **Motion #14/04/04**

Action Collectors charges \$69 or \$70 for each account we send to them. This is charged to the member and we get 100% of the money back. CAI in Defiance gives you cents on the dollar. If we turned everything over to them, we'd get 65¢ on the dollar. We don't have to give them any money to begin the process. They just collect the money and take their share and give us the rest.

Board Meeting April 10, 2014 Committee Reports Cont.:

Newsletter: Pam Sheets – I had it pretty much done before I left. It was no fault of mine or Carol's that the newsletter was late getting on-line. We ran into a snafu. I apologize to everyone. When I get back in May, I'll start working on a printed version that will go out in time for the September Annual Meeting.

Buildings & Grounds: Janice Bilton – I've had several building permits. One was for a new house, one was for a shoreline and the other is to remodel a house. We do have activity on the lake. Randy and Jim are working on cleaning up the access lots when they can, weather permitting. I don't know if any of you have been following the stuff they're doing for Lake Erie that would affect us about dredging and hitting the farmers up for fertilizer up river. That's a good thing. It has to start at the beginning not down here where we are.

Security: Wayne Yoder – No report.

Dredging and Crane/Legal: John Raszka – Absent. James Delcamp reported that there is \$8,327.51 left over from last year. They're going to have between \$9,000 and \$10,000 before they start doing anything on the dredging. The tank is full of fuel so they don't have to spend any money on that. Jim Coolman commented to Randy Bernath, since John Raszka isn't here, we have to get that dredge over to the boat launch before Monday because Rt. 576 will be closed due to bridge work.

Beautification Committee: Barb Hulisz – We're working on the Garage Sale. We have our meeting next week Monday, April 14th at 1:00 pm. We'll have Clean-Up Day on May 17th and we'll have the dumpster again. We need a lot of help. Linda DeShetler had by-pass surgery yesterday, so she won't be able to help with the Garage Sale. Pam Sheets asked about Sandy Tansel. Barb reported that they didn't do anything. We need younger people to volunteer. For Clean-Up Day there is a sign-up sheet in the office and one on the bulletin board.

Wayne Yoder stated for the committees, if anyone is interested in a big fundraiser, the Moose will allow us to use their hall if we wanted to have like a reverse raffle to put on a new roof or something without a rental fee because we have a lot of residents here that belong to it.

Recreation Committee: Carol Swiatkowski – We have \$769.70 in our checking account. I sent out a text message to everyone I thought would be interested in doing an Easter thing for the kids. I didn't get any response. So, I'm just going to take it upon myself and Barb Hulisz said she would help and the two of us are going to put together an Easter party on April 19th at 2:00 pm. Lynn Parke asked when are you meeting to organize this? Carol said she will text everyone with the date & time we can all meet. If the weather permits, we'll have the Easter egg hunt outside and the games inside the lodge. There will be free hot dogs, chips and punch. Lynn Parke said she would be there. Tish Bernath stated that she would donate a box of hot dogs compliments of Circle K. Carol thanked Lynn and Tish for their contributions. That's great.

Road Committee: Janice Bilton – We had our meeting before I went out west and we're in the process of getting bids. We have one and in the process of getting another. The money is there. Of course we hope everyone pays up. We're having our next meeting next week. Gary Huffman asked if they're going to do 2 miles this year. James Delcamp stated we're going to do anywhere from 6,000 to 7,600 feet. If we can do that, we can get to Tass. I would like to go to the bridge, but the money just isn't there.

Board Meeting April 10, 2014 Committee Reports Cont.:

Steering Committee: Karen Raszka – Absent

Old Business

Approval of Expenses: James Delcamp presented bills that were paid for the months of March & April 2014. The bills that were paid in March totaled \$5,125.24 and March bills to be paid total \$412.45. The ones in April that have been paid totals \$3,993.41. The April bills that need to be paid totals \$4,535.37. **Motion to approve payment of bills.**

Motion made by: Jim Coolman Seconded by Janice Bilton

Motion Passed: Yes = 5 No = 0 Abstained = 0 **Motion #14/04/05**

Seneca Isle Bridge: Wayne Yoder – asked David Deubner if he was contacted by his providers that they didn't want to drive over that bridge anymore. David answered yes. Jim Coolman stated that he has a couple bids coming in. We can do it two ways; we can either by-pass and go on the south side of that, next to the pit and go through there and build a road or we can take a little bit at a time and put two tubes underneath the original bridge and take the slats out and all the boards out one side at a time. We'll put down two large 4 foot culverts and it will be a land bridge. David Deubner said there's a lot of silt that comes from the dredge and my concern is that area will fill up with silt and you'll never be able to clean it out. More discussion followed.

New Business

Rocky Warner – I have a concern about traffic coming through Lake Seneca when Rt. 576 is closed. I think signs should be installed stating “Not for Thru Traffic”.

Jim Coolman – I had light poles delivered from North Western Electric for \$15.00 a piece. We're going to replace some of the guard rail posts. Jim Coolman also told David Deubner they will get a board to replace the broken one on the bridge for a temporary fix on Monday.

Motion to Adjourn

Motion made by: James Delcamp Second by: Jim Coolman

Motion Passed: Yes = 5 No = 0 Abstained = 0 **Motion #14/04/06**

Wayne Yoder, President

Approved

Janice Bilton, Vice President