LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING AUGUST 14, 2014

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on August 14, 2014

Pledge of Allegiance

Trustees Present: Wayne Yoder, Janice Bilton, Pam Sheets, , John Raszka and Andy Hricovsky. James Delcamp will be here late.

Approval/Additions to Agenda: Wayne Yoder asked for an approval or additions to the agenda. Pam Sheets stated she was approached by a member asking for a rule for parking cars on the road during the winter months when maintenance is trying to plow. This was to be put into new business.

Property Ownersô Time:

Member Comment: Bill Collins asked to speak. Bill stated that at the previous board meeting he challenged the statement that the Capital Reserve fund be used as a first priority for the roads. He stated that he has found no motion to back that statement up. He stated that the board has the right to make a judgment on how to use Capital Reserve funds and can use it for other needs at the lake. This must have 5 votes by the board to withdraw money from this fund.

Wayne Yoder asked for a motion to Approve Minutes for July 10, 2014 as printed

Motion made by: Pam Sheets Seconded by: Andy Hricovsky
Motion Passes: Yes = 4 No = Abstain = 1 **Motion 14/08/01**.

The above is out of sequence because Rocky Warner arrived late to the meeting requesting to talk and was allowed to do so by Wayne Yoder

Member Comment: Rocky Warner – Challenged the building permit stating that the amount required for members building structures on their property ($500) does not match the rules. The building permit only requires $500 fee for new homes and the rules state that a $50 non refundable deposit plus $450 deposit is required that will be refunded at the time of any building permit if all the rules and regulations as well as the deed restrictions are followed. He stated that if everyone paid the $500 that when there was damage done we could use it to fix whatever is wrong. He wanted to know if this has been changed so the permit and rules match.
The second point was that he saw there is a lawsuit against our lake and wondered if our attorneys have been notified of this. Janice Bilton told him there is no suit against the lake and she is just trying to get a clear title so she can sell some property. She said it is Lake Seneca, Inc NOT the Association. He said that he thought our attorney should look it over to make sure things are done correctly. He also stated he thought our attorneys should be from Williams County. Janice Bilton stated she just needs a Quit Claim Deed. More discussion followed.

Committee Reports

Maintenance – Report by Andy Hricovsky because Jim Coolman resigned. Randy Bernath stated they are hauling dirt from the pits and spreading it across the edge of Kiddie Pond to build up the banks.

Board Meeting August 14, 2014 Continued é é é

Office – Carol Swiatkowski stated the office is currently in the process of billing the members for the annual Dam Assessment.

Newsletter – Pam Sheets – The newsletter is complete and to the printer. It should be back in a week collated and mailed to the membership.

Building and Grounds – Janice Bilton – Road is complete and the final payment is being made. The grooves in the road made by the Amish will go away eventually.

Lake and Dam & Waste Water - Andy Hricovsky – Tested the water and everything was ok. He would like to get with Randy to test the gates at the dam and remove stumps from the flip bucket.

Dredging – John Raszka – He stated everything was going fine until Friday when they had an "O" ring failure with the cylinder. Chuck Watkins came in on Tuesday to fix the problem. Hopefully he will have it back in two days so they can continue dredging.. Those things happen. They are running about 8 hours. Rocky stated that the erosion that is happening by the boat ramp should be addressed. John Raszka stated we are supposed to have riff raff put in to avoid the erosion. John stated he had all this surveyed and we had money in the regular budget to put the riff raff in and the money was used for other things. He assured him with the water assessment that it will eventually be addressed.

Beautification – Barb Hulisz – They have been working at the front of the entrance. Merrie Anne Ferow stated the bridge support beams are totally gone and we should have some yellow tape on it to keep people off it. The volunteers were thanked for their hard work. Barb stated mulch is going to be put down to finish everything. At the annual meeting they are going to ask for 20 volunteers to sign up for 2 hours to help with the grounds. August 30 they will be having a poker run at 9:00 AM and then lunch with the kids with games at 12:00 noon. Wayne stated that maybe some of the kids could be volunteers at the lake. Some of them that are breaking rules could be made to volunteer.

Recreation Committee – Carol Swiatkowski – Only 5 people showed from the Recreation Committee and they met with Barb and Jim Hulisz about the August 30th poker run and party for the kids. She stated that after this party, the Recreation Committee has no other plans and she would no longer be the treasurer of the Rec Committee. They have $593.04 left and $300 belongs to Marge Parke because she gave $300 towards the concrete at the pavilion. They did not need the money because the guys used the rebate money from Menards. She said if she cannot get anyone to be treasurer she will give the money that is left to the Association to put towards the roof. Lynn Parke asked if you had to be a member to be an officer. The answer was yes.

Road Committee – Road is done and the final payment is to be paid. James Delcamp arrived late and explained the last payment of $13,340.00 minus $209 for the mailboxes that were hit by their equipment. This will be paid next week.

At this point in the meeting Pam Sheets stated she needed to leave and left.

Board Meeting August 14, 2014 Committee Reports Continued é é ..

Treasures Report: James Delcamp as of July 31 2014

LSPOA Checking	- - - - - - - - -	$ 32,661.05	
Petty Cash	- - - - - - -	$ 200.00	
Dam Fund - Savings	- - - - - - - - -	$ 2,214.60	
Capital Reserve Account	- - - - - - - -	$ 29,842.33	
Operating Reserve	- - - - - - -	$ 331.51	
LSPOA Checking w/Huntington Bnk		$ 2,705.12	
Special Road Assessment	- - - - - - - -	$ 33,829.80	
5 Year Waterway Cleaning Assess	- -	$ 35,538.15	
Emergency Reserve Fund	- - - - - - -	$ 10,138.32	
Total Current Assets			**147,460.88**

James stated he will be making a separate account for the money collected from new members for the bridge. If he remembers correctly this is about $7500 and it will be taken out of the Capital Reserve fund and into this special account. If the Rec committee or any other committee wants to donate to this bridge account then this is where the money will go. This way the money can only be used to the bridge. He asked Bill Collins if his audit committee was going to do another audit this year. He stated that he thought this was supposed to be done every year. James asked if there were any questions. Wayne questioned that on the income statement we really don't have the money stated. James agreed that they need to pull money from other areas to meet our needs. Wayne stated the budget needs to be reworked before the annual meeting. A member asked how many people are paying versus people who do not. James explained how some of the people cannot be collected from because they are deceased or declaring bankruptcy. More discussion on writing off some of the accounts followed.

Motion to accept the Treasurerôs Report for July 2014 as submitted subject to audit
Motion made by: Janice Bilton Seconded by: John Raszka
Motion Passes: Yes = 4 No = Abstain = 1 **Motion 14/08/02**.

Old Business

Approve Expenses for July 2014 explained by James Delcamp