

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.**  
**BOARD MEETING MAY 8, 2014**

Pledge of Allegiance

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on May 8, 2014

**Trustees Present:** Wayne Yoder, Janice Bilton, Pam Sheets, James Delcamp, Jim Coolman and John Raszka

Wayne Yoder requested Andy Hricovsky to step outside of the lodge so the board could discuss adding him to our board to replace the resignation of Connie Hoffman. Jim Delcamp asked if Andy was told that he would only fill in until September when he would have to run again for a permanent position. Janice stated she thinks he was told this.

**Motion to add Andy Hricovsky to replace Connie Hoffman as head of Lake and Dam**

**Motion made by:** James Delcamp      **Seconded by:** Pam Sheets

**Motion Passes: Yes = 6      No =      Abstained =      Motion# 14/05/01**

Andy was asked to come back into the lodge and was congratulated on being our new addition to the board effective immediately. He took his place among the other members on stage.

**Approval/Additions to Agenda:** Wayne Yoder asked for any additions to the agenda. Jim Coolman asked to talk about the 4 wheelers and the roof on the lodge. It was so noted.

**Property Owners' Time:**

**Member Comment:**

This is a synopsis only of what was said at this board meeting. If any member in good standing would like to listen to the actual tape of the meeting they are welcome to come to the office with their own personal flash drive.....

Lynn Elston asked to speak via signed request before the meeting began. He stated he wanted to address an issue that came up last month. He stated on Friday April 11<sup>th</sup> his wife Nancy called Janice Bilton, the Vice-President to ask if they could come up the following Monday to look at a couple of documents. He stated she asked Janice because the President of the board, Wayne Yoder was off the lake and it was proper to ask her instead. They then set up the meeting for Monday at 9:00 AM. He asked Janice and Nancy if that was correct. They both agreed. So the meeting was supposed to be Monday morning at 9:00 between Lynn, Nancy, Janice and Carol in the office. Saturday morning at 9:05 he got a call from Janice asking if he was coming to the meeting. He said "What meeting?" Janice stated "We have a meeting today". Nancy was in Michigan and couldn't come. She was the one who called the meeting. Janice asked if he could come. He said he didn't know what meeting she was talking about. He asked who was there and Janice stated Wayne the President, and Jim Delcamp the Treasurer. He stated he was shocked. He said "Wow! "We've got some heavy duty weight here and they're going to muscle somebody here or attempt to muscle somebody ok?" So he attended the meeting. Mr. Elston stated that he put in 3 years as Treasurer, and the first thing he is asked is if Jim Delcamp could tape the meeting. Mr. Delcamp said he asked because he wasn't going to tape record any meeting without his permission because it was illegal to do so. Lynn stated Wayne told him he was not against it because he did it for defensive purposes and he has a letter that states that. Lynn felt like he was treated like a criminal and resented that. Lynn stated they didn't ask to speak to Wayne or Jim Delcamp that they asked to speak with Janice. Lynn stated because she served as past President and Vice President, that she is more than capable of holding her own against anybody. He stated he got a

**Board Meeting May 8, 2014 Member Comments Continued.....**

letter from Wayne accusing him of, while he was a trustee, getting the entire board to side with him before meetings. Wayne stated that is true because Lynn told him that himself.

Lynn said he was right; that he made sure everyone on the board was in agreement on big money issues because if one board member was in disagreement he would ask himself, "What do they know that I don't know?" He felt it was important for a unanimous vote. Wayne then asked Lynn what the meeting was called for. Lynn stated he wanted to look at a couple of motions about transferring of money. Wayne asked Lynn who they think they should have talked to about that? Lynn stated Janice Bilton. Wayne then asked if that was because he was off the lake like he stated in the beginning? Wayne didn't remember getting a phone call or anything about this issue. Lynn stated Wayne said that he didn't want him talking to any trustee without talking to him first. Wayne denied this. Janice then spoke up and said when Nancy and Lynn called the meeting, they were upset and screaming and hollering at her over the telephone. Nancy is heard stating she was. Janice stated she was not going alone to one of those meetings and because they were going to discuss money issues, she called Jim Delcamp. Janice also stated she called Wayne because he is President of the board. She said they didn't want to DO anything but clear up what Nancy and Lynn were upset about. Janice said she had the means but not the knowledge to figure out where the money went. She felt Jim Delcamp would be better to give the information. Janice said that while she was President of the board, Lynn told her never to go into a meeting by herself. Lynn stated then "That wasn't a meeting, it was just to look at a couple documents." He stated anyone can walk in and ask for documents and that Jim Delcamp, back in 2007, set that up with the members. Wayne stated that he knew the motions that Lynn was looking for and we either could not find them or it didn't happen from 2 or 3 years ago. Lynn said it was from the last couple of years. Wayne stated "2012". Lynn stated, "There was \$31,000.00 that came out of the Capital Reserve and you cannot show me a motion by the board that authorized that, can you?" Jim Delcamp then spoke up and stated he would like to explain because he was the one being accused since he is the Treasurer. He stated he has all the approved motions, copies of them of everything that was done to the dredge. This is where the \$31,000.00 Lynn was talking about. Lynn stated he was not sure because Jim said it was from the Capital Reserve account and that Jim had said he went to the CPA and was told that we could write that off as a capital improvement correct? Jim stated that there was \$50,000.00 in that. The first year he took \$20,000.00 out to be able to get through the year. The second year he took \$10,000.00 out to get through the year. Then this year he thinks he took out another \$10,000.00 to get through the year.. Lynn stated he was talking about the Operating Reserve and Jim said that was what he was talking about. Lynn again stated his disapproval of the letter sent and signed by Wayne.

**Wayne asked for a motion to Approve Minutes for 04/10/2014**

**Motion to approve the 04/10/14 Minutes as printed**

Motion made by: James Delcamp Seconded by: Pam Sheets

**Motion Passes:** Yes = 5 No = Abstained = 2 **Motion #14/05/02**

**Treasures Report: James Delcamp – Treasurer's report April 30, 2014**

LSPOA Checking	-----	\$	58,193.55
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	56,392.83
Capital Reserve Account	-----	\$	74,101.64
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	2,212.62
Special Road Assessment	-----	-\$	65,589.74

**Board Meeting May 8, 2014 Treasurers Report Continued.....**

5 Year Waterway Cleaning Assess- - \$	9,327.02	
Emergency Reserve Fund - - - - - \$	10,137.55	
<b>Total Current Assets</b>		<b><u>276,486.46</u></b>

**Wayne asked for a motion to approve the Treasurer’s report as submitted.**

**Motion to accept the Treasurer’s Report for April 2014 as submitted subject to audit....**

Motion made by: John Raszka Seconded by: Jim Coolman  
**Motion Passes:** Yes = 6 No = Abstain = 1 **Motion #14/05/03**

**Motion made to pay the Dam Payment early as the money is available.....**

Motion made by: Janice Bilton Seconded by: Jim Coolman  
**Motion Passes:** Yes = 7 No = Abstain = **Motion #14/05/04**

**Committee Reports**

**Maintenance:** Jim Coolman - Cleaned up the beach and found an oil filter. He is pretty sure where it came from.

Would like to put in the docks at the beach and is looking for volunteers. He has asked Rich Sheets to build some replacement docks. They will be looking into this. Janice stated that these docks are for people who live off the lake and need to try and help Jim with this project. Jim wants to replace docks at the boat launch with ones that are in the barn. Starting Monday Clare Ham will be starting to grade the gravel roads, putting cinder down and level it. They will put dust control down. We will be done for the summer. If people see 4 wheelers tearing up the roads you need to stop them because you people are paying for it. Voice heard in the background stating “Good luck stopping them”. He stated he is starting a list for anyone who would like to purchase a speed bump for anyone interested. He will give everyone a price shortly.

The regrind has arrived for the roads about 100 ton of it and should do all the roads. He stated the tar wagon burner needs replaced. It will cost \$145 to \$155 per burner and it takes 2 of them.

Calcium Chloride tanks were taken to the auction and they got \$800 for them.

The hay cutters will be here by May 15<sup>th</sup>. They will come in and cut and bail it with no charge to the land owners. The Amish will buy all of the bailed grass. Lynn Elston asked about the South side where the new road was put in, was left with some “gullies” in there. He was wondering if we could get some tar that they talk about and mix it with stone and level it out because in the winter time it is a safety issue when water settles in there. He offered to help do this also. Perhaps cold patch? Jim stated cold patch is too expensive to use so he is against that. He wants to put regrind asphalt in the holes and heat it with a torch to fill it in.

He stated we need to put a pipe across Seneca Drive by Halderman’s old place to pump into the big pit this year to save some money.

Wayne recommended to give the list of people interested in speed bumps to the road committee.

Jim agreed and stated when he gets the price and list he will do that. Rocky Warner stated that we need to put up a sign showing “warning, speed bumps” so people are aware of them.

**Office/Collection: Jim Delcamp -** Stated Carol is very busy in the office. Problem with “Sage” on the computer. This runs our bookkeeping program. Windows no longer recognizes XP so they need to upgrade. We have called Leo Navin (former board member) to help us. Carol explained the problems we have and he is going to come down and see if he can help us.

## **Board Meeting May 8, 2014 Office and Collections Continued.....**

On collections, the first of June, anyone who owes us will be going to collections. The cost will be \$70 for each one sent to collections. They have been sent a letter explaining they will go to collections if not paid. If then not paid these people will go into foreclosure. Carol stated this is not including the people on a payment plan. They need to come in and set up payments and sign a promissory note.

**Newsletter:** Pam Sheets – No report. The newsletter is already out but she will be working on the newsletter that will be going to print.

**Buildings & Grounds: Janice Bilton** – We have a new house being built, new docks being put in, a lady is having new windows put in her house. She will be going around to the homes and sending letters to the people to clean up their yards of scrap metal, old cars and not mowing their yards. They have an estimate on the new roof for the lodge. The estimate came from Joseph Graber for \$10,902.20. That is furring out the roof but not removing the shingles. Someone said we should take the old shingles off. That will probably cost more. This will be a metal roof. James Delcamp asked what gage metal roof they will be putting on and Jim stated 26 he “thinks” but they are all pretty standard. It depends on where you get it. Janice stated anyone who would like to put in a sea wall or anything to stop by the office and pick up a building permit. Carol stated Corey Fenicle picked up a building permit to put in a seawall and garage. She stated if you want an idea of a nice seawall to go look at Clare Ham’s. Carol said that Corey is using the same company that Clare used. More talk of the mowing of lots. Jim Coolman said we get 1/3 of all that is sold. Pam asked what is happening with the house that went back to the bank? Janice explained that she mailed a letter to the bank telling them that it is their responsibility to mow the lot and pay dues. They never paid the dues but hired someone to mow the lot. Carol asked Janice for their address and she will send the mortgage company an invoice. Rita Mercer asked Janice about the house by the old water treatment plant without the siding on one side of the house. She said we have already written one letter but will send another one.

**Lake & Dam and Waste Water: Andy Hricovsky** – No report (new board member)

**Security: Wayne Yoder** - He stated that while he was not in town, Easter Sunday our two Jim’s handled a situation. at the lake. Two juvenile individuals hopped the fence out back of the lodge to retrieve a row boat that we pulled out that was parked at a LSPOA dock that they were not renting. Last winter we passed a rule that we would charge \$1.00 per day for storage. The sheriff was called and conversation was had which he was a part of at the time. We decided not to press charges but collected \$152.00 in storage fees.

He had a discussion with another 4 wheeler tearing things up. No flag was on the 4 wheeler either. Pam Sheets said we need to have a rule where we can fine people for not complying with the rules of the running an ATV. Wayne stated the board has the power to make special assessments to individuals when there has been injury to the association property. Jim C went on to talk about rules that need to be put into place. He stated that we need to have people register their ATV every year with a charge yet to be determined. He would like to have a representative from our insurance company as well as someone from the sheriff dept to explain the liabilities to our lake. Carol asked if he meant the annual meeting and he said no, the board meeting in June because if we wait, the summer will be over. Pam Sheets stated we will send out the information ahead of time to alert the people at the lake about the upcoming meeting.

## **Board Meeting May 8, 2014 Committee Reports Continued.....**

**Dredging & Crane & Legal:** John Raszka – Stated they have four things they are working on.

- 1.) Measuring the sediment by the bridge to see how those pits are doing with collecting the sediment down by the river. This is a priority.
- 2.) What it will take to pump into the North pit, going under the road, looking at the weir making sure it can handle that.
- 3.) Have a small list of things that need repaired, we are working on that.
- 4.) Getting a crew together of anyone who wants to work on the dredge, give John a call. He reminded everyone that they need to be 18 years or older.

**Beautification Committee:** Barb Hulisz stated they are having clean up day next week. The list of items of what needs to be done will be in the entry way of the lodge. There will be a dumpster for junk as well as a trailer. That night on the 17<sup>th</sup> will be our pot luck. She sent invitations to the new members so we can meet them. She would like to call everyone. Pam Sheets offered to help with that. They will be having the parade of garage sales on June 28<sup>th</sup>. They will need a lot of helpers. She mentioned a “drive-thru” barbeque on Labor Day weekend. People would pay ahead and put their names on a list before ordering our chickens. This would come with baked potato and baked beans. This will be on their next meeting’s agenda.

She said for clean up day there will be mulch available that Jim will get.

**Recreation Committee:** – Carol Swiatkowski – Reported that the Easter Party at the lodge on April 19<sup>th</sup> was a huge success in spite of such short notice. They separated the kids into 3 age groups for the games and the Easter egg hunt so the prizes were age appropriate. Thanks to Barb Hulisz from beautification for donating 2 door prizes. The 0-4 age door prize was a big stuffed yellow duck holding a stuffed baby duck. The other door prizes were \$10 gift certificates to Walmart. Tish Bernath donated a box of hot dogs compliments of Circle K in Montpelier. Nancy and Lynn Elston donated the buns and chips, Karen Wilson donated cookies and pop to mix with the punch. Joe Nell Beggs and Cheryl Beggs donated candy. A big thank you to Barb Hulisz, Lynn and Nancy Elson, Tish and Randy Bernath, Lynn Park, Lori Poynter, Nathan Parke, Corey Fenicle and his girlfriend Tonya for helping with the games and serving the food. Also for the donations and clean up afterwards. The Recreation Committee spent \$176.66 on Easter candy, baskets, prizes, game supplies, punch and special items for each basket. They made up 21 baskets so every child old enough went home with a basket of goodies. As of 04/30/14 the Rec committee has \$593.04 left in their checking account. Currently there are no further activities scheduled. We talked about Memorial weekend, but nothing has been planned as of yet. Wayne asked if Don wore a bunny suit (laughter) and Carol said they looked for one but no.

**Road Committee –** Janice Bilton – She thinks everyone in the association will be pleased with what is going on. They have 2 bids for getting the road done. It will be from where we left off two years ago up to Tass. The process for the road is to tear up the asphalt that is there and put some ground cement in. It will be “soupy” so people will have to stay off the road for a very short time. Jim Delcamp stated we got our bids from Klink as well as Ten Mile. He said Klink will do the same process as he did over there. They will tear up the old road and put 2-1/2” of regrind down. Then put emulsion on top of that, smooth it, size it and pack it then chip and seal twice over the top of it. Ten mile will go down 10 inches and put in mixed concrete dust into that. When it .actually sets up it will be like concrete. They are actually going down a foot is what their bid says. Then they will put two coats of chip and seal about a week later. But when they first do that,

## **Board Meeting May 8, 2014 Road Committee Continued.....**

They mix water with this while they are churning up the asphalt and mix concrete dust. What it actually does is stabilize the road. Klink's bid is \$161,652.00 or \$21.27 a linear foot. Ten Mile's bid is \$140,700.00 or \$18.51 a linear foot. That is a \$20,000.00 difference for the same distance. As of May we have \$39,691.38. That does not include this year's road assessment which should be 28 to 30 thousand. He would like to go another 1800 feet to the bridge. If we do this it will be about \$160,000. We should have that to work with because of the \$20,000 difference. If we don't do this then the next time we do Seneca Drive they will have to move equipment around which will be costly. It looks possible to do this. Question from David Deubner. He asked if this includes fixing the culvert at the bottom of the hill. He stated this has been brought up in the past and feels this should be done before the new road goes in. They discussed different methods to fix this. They will put in a "sleeve" over the culvert to fix and Jim Delcamp states it should cost about \$1000.00. It should only take a day to take care of this.

### **Motion to accept quote from 10 Mile for improvement to next section of Seneca Drive....**

**Motion made by:** Janice Bilton **Seconded by:** Jim Coolman

Discussion: Jim Delcamp stated they need another meeting with 10 Mile to get how we will pay for the job, when they will start. Also find out about extending the road to the bridge. Contract to be signed by the President and Secretary. He only wants to pay \$50,000 before they start, \$50,000 when they start and the balance within 30 days after the job is finished.

**Motion Passes:** Yes = 7 No = Abstained = **Motion #14/05/05**

Janice stated we will have the board look at the complete contract before signing.

## **Steering Committee – No Report**

### **Old Business**

**Approve Expenses:** Jim Delcamp went over the expenses for May

### **Motion to approve expenses**

**Motion made by:** John Raszka **Second by:** Jim Coolman

**Motion passed:** Yes = 6 No = Abstain = 1 **Motion #14/05/06**

Discussion: Jim Delcamp wanted to talk about the Torkelson property. He stated that LSPOA owns the tank and explained the paper work. He would like it on the June agenda.

**Seneca Isle Bridge** – David Deubner found out that it is perfectly acceptable to use treated lumber over water according to the EPA and DNR. He called Bell Engineering and learned a few things such as he was the one who put the 15 ton limit on the bridge in 2002. That was a semi simulation and it would have to be recalculated with different wheel distances. He asked him for a proposal that he stated he would pay for look at the bridge and give us some options of what we can do. He states he is willing to put some of his own money into this so we can maintain the bridge and hopefully it will last longer than 12 years. He states he will continue to pursue this. They stated the county doesn't want to help us because we are a private organization. Wayne talked about composite decking which is really expensive. David said that Bell Engineering told him that the decking with what is underneath determines the use of the bridge. He will continue to work with Bell Engineering. He thanked Jim Coolman and his crew for all their hard work.

### **New Business**

**Nominating Committee** - Wayne has to get a nominating committee appointed. It has to be done well before the annual meeting so we can get people to run for the board. He will work on this.

**Board Meeting May 8, 2014 New Business Continued.....**

**Jim Coolman** – Wants permission to get Rich Sheets to build some new docks. He said Rich will measure and give a price. He needs volunteers.

He said in another week Rick Kaufman is going to survey the LSPOA owned property so we can start cutting some trees and replant.

**Income from Mowing & Snow Plowing** – Jim Delcamp

**Motion – To put income from mowing and snow plowing to go back into the maintenance budget instead of the Capital Reserve Fund.**

**Motion made by:** Jim Delcamp **Second by:** Janice Bilton

Discussion.....

He said we are not billing the homeowner's the \$50 to mow so it is a "win, win" situation. We got \$1200 back from snow plowing the driveways. Wayne stated the money taken from the Emergency Reserve Fund instead of maintenance. Carol stated by mowing lots, that is LSPOA assets and should go into the Capital Reserve fund only. All agreed to table this and bring it for a vote at the annual meeting.

James – Motion to table this until the Annual Meeting Second – Pam Sheets

**Motion Passed:** Yes = 7 No = Abstained = **Motion #14/05/07**

**Wayne asked for a motion to adjourn.**

**Unanimous**

Wayne Yoder  
President

Approved

Pam Sheets  
Secretary