

LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING AUGUST 13, 2015

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on August 13, 2015

Pledge of Allegiance.

Trustees Present: David Deubner, Janice Bilton, James Delcamp and Mike Sentle. David explained that Bill Thatcher has resigned from the board as of July 25, 2015.

Approval/Additions to Agenda: David Deubner asked for additions to the agenda. There were none.

Property Owners' Time: I've got copies of two complaints but no one is here to talk. One complaint we already dealt with. Bill Thatcher was responsible for that but he resigned before he took care of this. Curt Ellsworth is running his garage business out of his pole barn. A letter will be sent to Curt. The other complaint was from Mrs. Victor Webb. Her concern is they keep getting invoices but cannot vote on the issues that create these invoices like the Waterway Cleaning and the Road assessments. James Delcamp said that she needs to be told to schedule a meeting with the Board to address her concerns.

David Deubner asked for a motion to Approve Minutes for July 15, 2015 as printed.

Motion made by: Mike Sentle Seconded by: James Delcamp

Motion Passes: Yes = Unanimous **Motion #15/08/01.**

Treasures Report: James Delcamp, Treasurer's report as of July 31, 2015

LSPOA Checking	-----	\$	29,827.77
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	2,766.68
Capital Reserve Account	-----	\$	36,561.14
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	1,687.62
Special Road Assessment	-----	\$	23,403.15
5 Year Waterway Cleaning Assess-	-\$		38,779.64
LSPOA Lodge Roof Account	-----	\$	1,591.00
LSPOA Lodge Floor Account	-----	\$	995.00
Bridge Bank Account	-----	\$	2,869.12
Emergency Reserve Fund	-----	\$	<u>15,141.86</u>

Total Current Assets **154,154.49**

James explained the different accounts. He then explained the Income Statement line items.

James asked for any questions. There were none.

David Deubner asked for a motion to Approve the Treasurer's report for July, 2015.

Motion made by: Janice Bilton Seconded by: Mike Sentle

Motion Passes: Yes = Unanimous **Motion #15/08/02.**

Committee Reports

Maintenance/Dredging: Mike Sentle – The dredge has been running quite well. They are looking for people to help run it. Maintenance wise, we broke the front-end of the International tractor. I would expect to have it

Board Meeting August 13, 2015 Maintenance/Dredging Committee Reports Continued.....

back together by the middle of next week. We graded all the back roads. We have re-grind to put on the roads as soon as we get some time. We cleaned the brush up around the Dam. David Deubner thanked them for cleaning the brush.

The other thing is I think I found a way to put the three-phase pump motor on and not have to run the three-phase line. They make a converter now that a lot of the factories are using. The guy quoted me a price the other day in the amount of \$4,500 to \$4,800. There will be a little more expense than that. He is going to check to see if this unit can be a sealed unit so we don't have to put it in a box. If we have to put it in a box, there will be some added expense. More discussion followed about the pump.

Office/Collections: James Delcamp – Money is coming in and money is going out. The office is busier than ever. The Ballots are done and ready to send out. She's preparing the files for the Dam Assessment invoice. Got the Newsletter sent out last week.

Legal: Bill Thatcher – Resigned. David asked if anyone had any comments on legal. James Delcamp said yes, Mike and I talked to a lawyer in Bryan. We've been having some trouble with people putting boats in and are not members of the lake and some other issues about collection. We want to have a form letter we can use to send out. The lawyer came up with three warning letters on non-payment of dues/assessments/penalties and what the consequences are. We will have to make some changes to the By-Laws if we want to impose an additional penalty. We want to present these to the membership at the annual meeting.

There was an additional question to the lawyer in Columbus on what happens if the whole Board resigns. In the answer, the membership is charged with the authority of electing and replacing the Trustees according to the By-Laws of the Association. We hope to have some kind of a good report by next meeting.

David Deubner asked if anyone here wants to be on the nominating committee. No one volunteered. Barb Hulisz said she has done it 3 or 4 times and it's not a fun job.

Mike Sentle made a statement. Janice, James and David are off the Board in September. If no one runs for the Board, I will not stay on the Board. I will resign. More discussion followed. David Deubner stated that Mike Sentle and James Delcamp are carrying the weight of this Board right now. There are a lot of concerns for security, but there are no resources for security. My take on that is if there are no resources and there are no volunteers wanting to spend all their time doing that, then it's not going to get done. People will just have to accept that. If the membership wants to have an assessment for security, then we can administer that. As long as volunteers carry the weight, the issue will never be fixed.

Building and Grounds: Janice Bilton – Carol and I sent out 4 letters to clean up their yards. Need to send a letter to Dr. Rick letting him know he will be charged \$10 per day until he gets his house finished on the outside. Also send a letter to the property on Tass about the Cadillac without plates sitting at the property on Tass.

Lake and Dam & Waste Water: David Deubner – I did the bacterial test which turned out fine. The Dam inspection also is fine. Maintenance removed the logs from the Dam and also cleared the growing trees on the upstream, downslope of the Dam. We need to spray the trees at the flip-bucket to keep it clear. We received information that there are groundhogs and beaver on the south bank on the lake side. We were told the property owner next to that area is trapping these animals. I want to thank Maintenance for their work at the Dam.

Board Meeting August 13, 2015 Old Business Continued.....

Budget to be presented @ Annual Meeting: David Deubner – This is just to make sure we are preparing the 2016 Budget.

New Business

Gates at River: James Delcamp – The gates down at the bridge are always locked shut because of the vandalism to the crane that use to sit down there. We don't have the crane anymore. Someone came to me and said the fishing down there is pretty good; can we keep the gates open so we can get down there? Mike Sentle said he would unlock them.

David Deubner said we had some vandalism during the night Tuesday night with damage to 3 of the 5 swings under the pergola. The police were here today to investigate. I was called to see if we wanted to press charges. Evidently they do it differently if we say we want to press charges versus not pressing charges. Carol stated that we told the officer that when we press charges, we want to make it so they have to do community service here at Lake Seneca pulling weeds or such.

Contact HSBC Bank about Hunt's house: Mike Sentle – There's a house across from where I live that I'm concerned about because one wall of the basement has collapsed. I'm wondering if we should get ahold of someone to condemn that house. David Deubner said the main action here is to contact the bank in writing about this. It is an attractive nuisance and should be labeled as such.

We will Enter Executive session after adjourning this meeting.

David Deubner asked for a motion to adjourn.

James Delcamp – so moved.

Motion Passes: Yes = Unanimous **Motion #15/08/06.**

Executive Session:

Motion to approve sale of Lot #1400 parcel #093-270-03-07.000 for \$1,200.

Motion made by: Janice Bilton Seconded by: Mike Sentle

Motion Failed: Yes = 2 No = 2 **Motion #15/08/07.**

Motion to approve sale of Lot #1400 parcel #093-270-03-07.000 for \$1,300.

Motion made by: James Delcamp Seconded by: David Deubner

Motion Failed: Yes = 3 Abstain = 1 **Motion #15/08/08.**

Note: Encourage Terika Elston to consider a bid at current assessment of \$1,300.

David Deubner, President Approved _____
Janice Bilton, Vice President