

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD MEETING FEBRUARY 12, 2015**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on February 12, 2015

Pledge of Allegiance.

**Trustees Present:** Janice Bilton, Bill Thatcher, James Delcamp, Mike Sentle.

**Janice Bilton** opened the meeting with the motion to accept Wayne Yoder's resignation

Motion made by: Janice Bilton Seconded by: James Delcamp

**Motion Passes:** Yes = Unanimous **Motion 15/02/01.**

**Janice Bilton** made the motion to appoint David Deubner to the LSPOA Board of Trustees as President.

Motion made by: Janice Bilton Seconded by: Bill Thatcher

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

**Approval/Additions to Agenda:** David Deubner asked for additions to the agenda.

**Property Owners' Time:** No Forms

**David Deubner asked for a motion to Approve Minutes for December 11 2014 and the January 8, 2015 as printed.**

Motion made by: James Delcamp Seconded by: Bill Thatcher

**Motion Passes:** Yes = Unanimous **Motion 15/02/03.**

**Treasures Report:** James Delcamp as of January 2015

LSPOA Checking	-----	\$	4,229.88
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	50,689.57
Capital Reserve Account	-----	\$	7,944.70
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	1,190.12
Special Road Assessment	-----	\$	6,432.44
5 Year Waterway Cleaning Assess-		\$	27,493.74
LSPOA Lodge Roof Account	----	\$	1,038.00
LSPOA Lodge Floor Account	----	\$	495.00
Bridge Bank Account	-----	\$	1,561.12
Emergency Reserve Fund	-----	\$	10,139.85

**Total Current Assets** **111,745.93**

For the income we budgeted \$335,050.00. Through January 2015, we received \$344,844.14 so we have an excess of \$9,794.00. On the expenses, the dredging is sitting around \$15,000 to \$20,000 carryover. I thought I was going to have to borrow money from one of our other accounts, but right now it looks like we don't have to do that. Collections have been coming in.

James Delcamp asked if there were any questions.

## **Board Meeting February 12, 2015 Treasurer's Report Continued.....**

David Deubner asked do we have a substantial reserve fund in the range of \$100,000.00 that we haven't committed to spend. James Delcamp explained there is no open reserve. We've had to use them to get through the years up until this year. We went after some assessments, but the membership voted it down. One of the big things is our equipment. It's old and keeps breaking down. David Deubner asked where does that put us heading into next month. Are we expecting to go into the red then or do we have a plan? James answered, the Membership Dues will start coming in next month for the new budget. That's where we'll get our revenue to keep operating.

### **Motion to accept the Treasurer's Report for January 2015.**

Motion made by: Janice Bilton Seconded by: Mike Sentele  
**Motion Passes:** Yes = 4 Abstain = 1 **Motion 15/02/04.**

### **Committee Reports**

**Maintenance/Dredging/Crane:** Mike Sentele – We've been plowing the roads. We have a water leak down the road from here. We called Aqua Ohio but they haven't been here yet. We filled the gasoline tank. The price on repairing the road brush is \$640. If you want to keep it and repair it, fine. If not, we can get rid of it. We also have the tar wagon to get rid of, the calcium chloride tank and maybe the disc. I think we should keep the disc to use on the beach until we can purchase a rake or something to use. The repairs have been done on the Ford Tractor and we repaired the rotary mower. If we can get the rotary mower running, we can use that instead of the finish mowers.

Bill Thatcher asked Mike what do you think about outsourcing. Mike stated we had someone come in and quote on snow plowing. He said he couldn't do it for what we are doing it for. We are also looking at new plow points for the plows. We're re-building the two mower decks. We also got a price on a used 2003 backhoe. They want \$23,000 along with our trade-in. There's no way we can afford that. We are in the black as far as plowing driveways. It has paid for itself.

**Office/Collections:** James Delcamp – Carol's getting ready to send out the Membership Dues for 2015. Any questions on the office? On collection, we have done pretty decent. From September 1<sup>st</sup> 2014 thru November 13<sup>th</sup>, we got in \$19,890.18. From January 1<sup>st</sup> 2015 thru February 12<sup>th</sup> 2015, we received \$10,491.15. I'm missing the sheet between November 13<sup>th</sup> and the end of the year. Bill Thatcher said this is pretty cost effective the way the collection process is set up right now. James Delcamp said yes but, Wayne Yoder had it set up to switch to a firm in Defiance instead of the Cleveland attorneys because Defiance attorneys don't require up-front money, but that never happened. David Deubner made the motion to reinstate, in full, the process of collections effective March 1<sup>st</sup> 2015.

### **Motion to reinstate in full the process of collections effective March 1<sup>st</sup> 2015.**

Motion made by: David Deubner Seconded by: James Delcamp  
Bill Thatcher stated that he would be willing to call some attorneys in Defiance who would be willing to take a third without money up-front. James Delcamp asked if we could table this until the next meeting so Bill will have some time to research attorneys who would take a third without money up-front.

### **Janice Bilton made the motion to table this until the meeting next month**

Motion made by: Janice Bilton Seconded by: Bill Thatcher  
**Motion Passes:** Yes = 4 No = 1 **Motion 15/02/05.**

## **Board Meeting February 12, 2015 Committee Reports Continued.....**

**Secretary:** Bill Thatcher – The only thing I had was the van parked across the street. It's been there for 3 months. Mike Sentele is going to call the owner to see when they can get it out of there.

**Building and Grounds:** Janice Bilton – We're going to work on the access areas this spring. I'm going to make a tour around the lake for cars that are not licensed, garbage in the yards, etc. There's a building permit for a fence.

David Deubner stated that we have no one to take over the Lake and Dam & Waste Water and no one for legal. Bill Thatcher said he would take over the legal category.

**Lake and Dam & Waste Water:** No one to cover this.

**Legal:** Bill Thatcher will take this over.

**Recreation Committee:** Carol Swiatkowski – We still have \$364.32 in the checking. We've had no activity since New Year's Eve. We made enough to pay the band \$550. I'm done with the committee now. There are a few people who still want the committee to continue. I'll try to meet with them to see who wants to take it over.

There is a potluck scheduled for this Saturday for Valentine's Day. Bring your own place settings, a dish to pass and your own beverage. Bill Collins is putting together some dinner music. It should be a good time.

### **Old Business**

**Approve Expenses:** for February 2015 explained by James Delcamp

**Motion to approve the expenses for February 2015.**

Motion made by: Janice Bilton                      Seconded by: Mike Sentele

**Motion Passes:**    Yes = 4

Abstained = 1

**Motion 15/02/06.**

### **New Business**

**Parking on Roads:** James Delcamp – made the motion on this subject. David Deubner read the motion: Parking on the roadways is limited to not over 4 hours. This is because of snow plowing, EMS, Fire & Garbage pickup on roadway. Towing & storage fees will be the responsibility of the vehicle owner. Note: Refer to revised codes 4513.61 to 4513.65. Copy of 4513.60 is available at the LSPOA office.

James Delcamp asked Mike Sentele to fill everyone in on why we need this. Mike stated that last Saturday, Randy was out of town. He called me about 10:00am and told me the EMS is at Lake Seneca and there's a pickup parked in the road and they can't get around to the house they need to get to. Luckily the gentleman they had to pick up was in the next house so they put him on a gurney and carried him out to the squad. People should not be parking on the road. We have to leave room for vehicles to get through. I spoke with the Sheriff today and he said since this is private property, we can display signs that say if your vehicle is parked on the road, it can be towed at your expense. I don't want on my conscience that the EMS can't get to whomever and I don't think anybody on the Board wants this responsibility.

David Deubner asked for a second for the motion. Janice Bilton Seconded.

David asked how will we implemented this? Mike Sentele answered, right now it's set up where Hutch's Towing would be called and the people would be informed where their vehicle is and to

**Board Meeting February 12, 2015 New Business Continued.....**

get their vehicle back, they would have to pay the towing fee plus storage. Signs will be posted at all the entrances. Discussion followed.

The motion was re-written as follows: Roadways may not be obstructed by an unattended vehicle. This is because of snow plowing, EMS, Fire & Garbage pickup on the roadway. Towing & Storage fees will be the responsibility of the vehicle owner.

Note: Refer to revised codes 4513.61 to 4513.65. Copy of 4513.60 is available at the LSPOA office.

**Motion to pass the re-written motion.**

Motion made by: James Delcamp

Seconded by: Janice Bilton

**Motion Passes:** Unanimous

**Motion 15/02/07.**

**Seneca Isle Bridge:** James Delcamp – This was about the brackets to better stabilize this bridge. **Motion to accept Albright’s proposal to better stabilize the Seneca Isle Bridge Option A in the amount of \$1,393.**

Motion made by: James Delcamp

Seconded by: Bill Thatcher

**Motion Passes:** Unanimous

**Motion 15/02/08.**

In the discussion, James said this motion was brought up in the December meeting and was voted down because 2 Board Members wanted to investigate the cost. The vote back then was yes=3 and No=2. The President, Wayne Yoder said the motion does not pass. James Delcamp stated that a contract needs 5 Board Members’ affirmative votes. David Deubner asked James to research that decision on 5 Board Members to vote affirmative to approve all contracts.

**Reimburse Kelly Rummel:** Bill Thatcher – **Motion to not reimburse Kelly Rummel \$75 due to the fact she was charged the going office rate.**

Motion made by: Bill Thatcher

Seconded by: Janice Bilton

**Motion Passes:** Unanimous

**Motion 15/02/09.**

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

Janice Bilton so moved.

**Motion Passes:** Yes = Unanimous

**Motion 15/02/10.**

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David Deubner, President

Approved

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Bill Thatcher, Secretary