

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

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

Pledge of Allegiance.

Trustees Present: David Deubner, Janice Bilton, Bill Thatcher, James Delcamp and Mike Sentle.

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

Property Owners' Time: Bill Collins – I've checked the ditches where they come into Lake Seneca and the water is flowing very well. I'm sure we'll be well represented at the hearing coming up. The other thing I have is at the last annual meeting, we put a couple of definitions back into the By-Laws in terms of Rules and Regulations. I liked what Wayne did when he was on the board. He did two things one of which is don't bring every problem to the board. Try to deal with your own problems first. Some people expect the board to fix everything. The other thing he did was to really stick to the Rules. The Rules is where the Board is involved. The By-Laws are where the LSPOA members get involved. We have so many good people get on the board and people come to them and complain and they start getting involved and then we get into conflict. We need to keep these things clear so many of us can be supportive and not negative.

David Deubner asked for a motion to Approve Minutes for February 2015 as printed.

Motion made by: Mike Sentle Seconded by: Bill Thatcher

Motion Passes: Yes = Unanimous

Motion 15/03/01.

Treasures Report: James Delcamp as of February 2015

LSPOA Checking	-----	\$	627.31
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	50,691.26
Capital Reserve Account	-----	\$	8,471.16
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	1,687.62
Special Road Assessment	-----	\$	7,317.44
5 Year Waterway Cleaning Assess-		\$	26,654.30
LSPOA Lodge Roof Account	-----	\$	1,038.00
LSPOA Lodge Floor Account	-----	\$	495.00
Bridge Bank Account	-----	\$	1,682.12
Emergency Reserve Fund	-----	\$	10,140.08

Total Current Assets

109,334.80

The report that you have is the end of our fiscal year. We came within about \$19,000 in the black. Look down on the expenses and we budgeted about \$275,000 and spent about \$375,000. The dredging last year had a carry-over of a little over \$8,000. This year they have a carry-over of over \$26,000. The dredging committee should have enough money for at least two years after the assessment is up.

James Delcamp asked if there were any questions. No questions.

Board Meeting March 12, 2015 Treasurer's Report Continued.....

Motion to accept the Treasurer's Report for February 2015.

Motion made by: Janice Bilton Seconded by: Mike Sentle

Motion Passes: Yes = 4 Abstain = 1 **Motion 15/03/02.**

Committee Reports

Maintenance/Dredging/Crane: Mike Sentle – Randy's been working on trying to get the mowing decks rebuilt. I noticed that Lumbee Lane needs some cold patch again. Discussion followed about Lumbee Lane and who is liable to fix the entrance off P-50. Rocky Warner stated that the county should fix the entrance. James Delcamp asked Rocky to look into this.

David Deubner stated when the new road to the bridge was put in where it crosses Tass, they cut about a foot back that they didn't fill in. It is starting to deteriorate. I wonder if repairing that is something they should have done. James Delcamp said he would give them a call.

Office/Collections: James Delcamp – The Dues went out about 2 weeks ago. They are starting to come in. We talked about the collections earlier. We collected almost \$26,000 since 9 months ago. Bill Thatcher is working on the legal end of it.

Legal: Bill Thatcher – I've contacted and talked with two attorneys on the collection process. Both are from Defiance. One I was particularly impressed with more than the other. I'm holding off of making a judgement to make a recommendation to the board until after April 15th because one of the attorneys is an accountant and he does taxes. One of the two says he'll charge \$200 an hour plus a \$33 filing fee. The either one will charge either \$175 an hour or a contingency 1/3 plus expenses. One of the two gave me a procedure that he uses. The first procedure is to go through the collection bureau whoever they are. Secondly is to garnish the wages. Third, they would call for a debtor's exam and the last resort is he would put liens on property. Much more discussion followed on the current collection process.

Bill Thatcher introduced Joel Boothman from Mr. Clean Lawn Care to the Board and the audience. Joel has given me a quote on snow plowing. Joel reported that 6 to 7 plows per year is average. I don't wait until the snow is done. I come in when there is 2 inches or more. I would use 2 or 3 trucks. The quote is \$500 per plow not per truck. With last year's snow it would have cost you around \$9,000. I would want a contract for one year. The Board thanked Joel for his time.

Bill Thatcher said the other estimate I got was from Terry Rupp from Terry's Lawn Service in Montpelier. He wants \$640 per plow. I just received this tonight, so I will have to study the mowing estimate, but on the snow plowing, Joel was far less. More discussion followed about out-sourcing work.

David Deubner brought it to everyone's attention about the notice LSPOA received on the viewing of the ditch on May 4th at 11:00 a.m. and the first hearing will be on May 18th at the courthouse at 11:00 a.m. Discussion followed on the history of this ditch.

Building and Grounds: Janice Bilton – I put a note in the newsletter that we are going to start working on the access areas.

Lake and Dam & Waste Water: No Report

Board Meeting March 12, 2015 Committee Reports Continued.....

Beautification: Barb Hulisz – We had our first meeting of the year this past Monday. We're taking \$500 for the Roof and \$500 for the Floor. We're going to have clean-up day on May 23rd. We will have the dumpster here again. Thank you for getting that again this year. We are going to have a drive in April to go door to door asking for volunteers. There will be sign-up sheets in the Lodge. May and June are the busiest times. Beautification pays for the flowers and mulch and everything, all we need are volunteers to help. The Garage Sale will be the 27th of June. Everything is the same for that. Jim is making new signs for the entrances for the garage sale. Our next meeting is the second Monday of April. We have the potluck on Saturday. We'll have corned beef, cabbage, potatoes, and carrots. Everyone brings a dish to pass.

Recreation Committee: Carol Swiatkowski – No change. No one has met with me about taking this committee over. We still have \$364.32 in the checking account. I put an article in the Newsletter requesting someone to step up and take over. I also thanked everyone for participating in the activities.

Janice Bilton added, If anyone wants to know what is going on at this lake, when Carol or I or anyone else calls you and wants you to stuff envelopes in the office, it's the best place to know what's going on.

Old Business

Approve Expenses: for March 2015 explained by James Delcamp

Motion to approve the expenses for March 2015.

Motion made by: Bill Thatcher Seconded by: Janice Bilton

Motion Passes: Yes = 4 Abstained = 1 **Motion 15/03/03.**

Attorneys for Collection Process: Bill Thatcher – Spoke about this earlier this evening.

Additional Trustees: David Deubner – Discuss this at another date due to the interest of time.

Messner/Geiser Ditch: Janice Bilton – Spoke about this earlier this evening.

New Business

Charge for pulling vehicles out of ditch: Mike Sentle – This winter several vehicles were pulled out of the ditch and we didn't charge them. Mike Sentle made a motion that we charge \$50 to pull them out.

Motion to charge \$50 to pull vehicles out of ditch.

Motion made by: Mike Sentle Seconded by: Bill Thatcher

Motion Failed: Yes = 2 No = 3 **Motion 15/03/04.**

James Delcamp will check with our insurance agent about our liability.

Auction or sell maintenance equipment: Mike Sentle – I want to know what the Board wants to do with the used equipment that we don't use. **Mike Sentle made a motion to sell or auction the used equipment we do not use such as the tar wagon, running gear & the 1500 gal. plastic tank.**

Motion made by: Mike Sentle Seconded by Janice Bilton

Motion Passed: Yes = 5 **Motion 15/03/05.**

Board Meeting March 12, 2015 New Business Continued.....

Mike Sentle made a motion to auction the sweeper.

Motion made by: Mike Sentle Seconded by James Delcamp

Motion Failed: Yes = 1 No = 3 Abstained = 1 **Motion 15/03/06.**

James Delcamp made a motion to repair the sweeper.

Motion made by: James Delcamp Seconded by Bill Thatcher

Motion Passed: Yes = 4 No = 1 **Motion 15/03/07.**

Bill Thatcher stated: I have 4 items that tie in with each other, but in the interest of the time that it is now, I would rather put these off until the next meeting. David Deubner stated we'll put these items on next month's agenda before the committee reports since they are important items.

Discussion followed on the agenda items that David had. David also stated that we need the Dredging report for the next meeting.

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

James Delcamp so moved.

Motion Passes: Yes = Unanimous **Motion 15/03/08.**

David Deubner, President

Approved

Bill Thatcher, Secretary