

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD OF TRUSTEES MEETING NOVEMBER 10 , 2016**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on October 10, 2016 beginning at 7:30 PM.

Pledge of Allegiance.

Call to order, roll call: present – Absent - Excused

**Trustees Present:** Frank Curtis, James Delcamp, Lynn Elston, Mike Sentle and Richard Stout, excused Brad Felske, Gary Miller absent.

**Approval/Additions to Agenda:** None

**Minutes for October**

Changes to the minutes: None

Motion to approve the minutes

Moved: Curtis

Seconded: Elston

Motion: Approve minutes	Curtis	Delcamp	Elston	Felske	Miller	Sentle	Stout
Vote	Y	Y	Y	A	A	Y	Y

**Motion Passes**

**Motion #16/11/01**

**Treasurer’s Report:** Lynn Elston /James Delcamp –

Lynn reported the roof is completed; his opinion looks very good and should last many years. He plans to make the final payment of \$4036.00, all trustees present approved the roof and payment.

Dam payment is made November 2<sup>nd</sup> which is early, saving on interest and applying more to the principle. He plans to submit partial payment early for June 2017 after contacting the bank allowing this to happen, this will also allow more applied to the principle (he submitted a letter to State Bank in Bryan stating this action).

The report was presented for approval

Motion to accept the Treasurer’s Report

Moved: Elston

Seconded: Delcamp

Motion Treasurer’s report	Curtis	Delcamp	Elston	Felske	Miller	Sentle	Stout
Vote	Y	Y	Y	A	A	Y	Y

**Motion Passes**

**Motion #16/11/02**

**Guest Time:** Ditch/tile project request Neighbor/Farmer Jerry Messner and a contractor Mike Elser attended the meeting in follow up from several meetings regarding the request to allow a tile to be placed in a ditch at the nature walk area. Mike Sente had previously attended two meetings regarding this issue with the Williams County Commissioners/Engineers and Jerry Messner. Williams County made their recommendations and stated that no benefit would be achieved by the LSPOA Association or members. Mr. Messner is choosing not to follow the recommendations of Williams County drain tiling plan and to request drain tiling to his own conceived plan. Many questions were asked by the trustees, at a previous meeting a site plan was requested and has not been given along with the plan for locations of tiling along with sizes of tile, who will be responsible for the maintenance if the project is completed, has a study been completed on the effect of Lake Seneca environment (algae, bacteria, pesticides and feces) and who will be responsible should this cause a harmful effect, and what benefit will lake residents and association receive from this request. Mr. Messner and his contractor could not present or answer these requests. Mr. Messner stated he will go back to the county for additional meetings and asked when the next LSPOA mtg. would be held, Richard stated the second Thursday of December (8<sup>th</sup>), Mike Elser the contractor stated he needs to get the issue of maintenance answered 1<sup>st</sup> before the other questions. They left at that time.

### **Committee Reports**

**Maintenance/Dredging:** Mike Sente – Reported removed all docks, the dredge is out and waiting an outside contractor to inspect for repairs (broken pump and housing to be checked). A face/rick cord of wood (1 row x4’x8’ or about 1/3 cord) \$65.00 you pick up or delivered and stacked \$75.00. Concerns about the maintenance truck 2005 needs transmission work two quotes (\$1400 & \$1200) also front end suspension rebuild is needed (\$1262.99) and also four new tires about \$810.00. A question was asked if the vehicle is worth the repairs, this will be reviewed before further action. The current budget money does not allow the work. The snow plow is in need of blade work and the back hoe is using oil other items to be reviewed and plans as to what action will be done.

**Legal/Collection:** James Delcamp – No change, one more month needed before legal action will start on nonpayment issues. A current resident has obligated to a promissory note and a payment schedule to stop any legal actions and catch up. (Carol stated this person is following the plan and ahead of schedule). Mike asked if a mechanical lien could be used on certain residence that are behind payments, this needs to be explored and what timing will be needed.

**Office:** Richard Stout – new software are being looked at along with a demo on 11/11 @ 10:00 am if anyone would be interested and seeing.

A motion to remove Gary Miller from the board of Trustees due to his present situation of not being able to attend meetings or doing his obligations as a Trustee. The motion was presented and passed (see motion).

A motion to have the shared septic tank pumped between LSPOA & Neighbor to be paid by LSPOA a onetime only commitment along with a letter explaining this action. James Delcamp will champion this project. Motion passed (see motion)

**Long Range Planning /Survey:** Brad Felske – Excused but working on software for office as mentioned previously by Richard Stout.

**Security, Buildings and Grounds:** None

**Lake and Dam & Waste Water:** Frank Curtis – stated had no current testing to report, Mike stated the weeds around the dam have been weed kill sprayed. Richard made a comment to possibly check the lake at the area where the proposed tile project might happen as to make a benchmark for future issues, Frank stated he will conduct the test the bacteria and fungus next week and report out for the December meeting.

**Road /Culverts/Bridges Committee:** Richard Stout – reported nothing at this time. Mr. Delcamp asked if we are doing more culvert work. Richard stated yes but based on money available.

**Collection Committee:** David Deubner – reported they have formed a committee composed of Larry Baden, Gary Baker, Rose Bowen, Pam Sheets, Brad Felske & David Deubner, they have met three times and are gathering information/brainstorming before setting a system (billable, collectable, non-collectable and non-billable) and metric’s for actions that will be recommended to the board for approving.

**Beautification Committee:** Jan Boerst – stated there are always things to be done, spoke about the LSPOA building door frames, the sign on Lumbee is partially blocked by bushes, the office door needs a new screen or possibly a new door. The front entrance sign might need the letters replaced based on inspection of their condition.

**Old Business**

Lynn Elston stated he will drop the two motions that were tabled from the October meeting regarding to modify the capital reserve fund and establish a new bank account.

**Work with Williams County Treasurer:** James Delcamp – stated they have not had another meeting and this will be ongoing. He spoke briefly about the attempt of Williams County to create a land bank allowing our residence or other interested parties to purchase these properties that taxes and dues cannot be collected for numerous reasons. David asked will the County proceed with contacting the current owners, James stated this is in the process being setup by the County.

Richard proposed a motion to approve the swapping of lot 443 owned by Hank Dennison for lot 445 owned by LSPOA, values are equal, allows Hank to have all his properties together and he agreed to pay all expense for this exchange. Motion passed (see attachment).

**Expenses:** James Delcamp - presented the bills paid and to be paid.

Lynn thought \$915 was high for card member services, he also stated need to create a budget to flag items as this will make the balance sheet look better and on budget, James stated we have never been over budget or borrowed money to cover costs. Richard stated this board will never allow over budget issues. Further discussion will be needed regarding this issue.

Motion to approve expenses, bills paid and to be paid.

Moved: Elston

Seconded: Stout

Motion Expenses	Curtis	Delcamp	Elston	Felske	Miller	Sentle	Stout
Vote	Y	Y	Y	A	A	Y	Y

**Motion Passed**

**Motion # 16/11/03**

**New Business**

Richard spoke on rule changes & by laws changing rules & by laws procedures to add addendums for new rules and how to get to the members so all will be current, this will be reviewed.

**Property Owners' Time:** (Using property owners problem resolution form)  
None

**Board Meeting Adjourned.**

The LSPOA lodge was vacated at approximately 9:25 PM.

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Richard Stout, President

Approved

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Frank Curtis, Secretary