

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD OF TRUSTEES MEETING APRIL 2017**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on April 14, 2017 beginning at 7:30 PM.

Pledge of Allegiance.

**Trustees Present:** Christopher Cummins, Frank Curtis, James Delcamp, Brad Felske, Mike Sentle.

**Approval/Additions to Agenda:**

**Minutes for March**

Changes to the minutes:

Motion to approve the minutes  
Moved: James Delcamp

Seconded: Frank Curtis

Motion: Approve minutes	Cummins Yes	Curtis Yes	Delcamp Yes		Felske Yes	Sentle Yes	
Vote							

**Motion Passed**

**Motion #17/14/04-1**

**Treasurer's Report:** James Delcamp –

Budget \$334,000 including the dam, questions; if someone pays ahead will the monies be kept for the future years payment. James explained the person will be given credit for paying ahead but most likely the money will be used on the dam and not kept for each year. Brad explained part of the reason is many people have not been paying and the monies will be used for current dam payments as needed and the money will only be used for the dam payments.

No bills to be paid were available and will be part of May meeting, no motion needed this month.

Motion to accept the Treasurer's Report  
Moved:

Seconded:

Motion Treasurer's report	Cummins	Curtis	Delcamp		Felske	Sentle	
Vote							

**Motion**

**Motion #**

**Property Owners' Time:**

Dennis T. a new property owner introduced himself.

**Maintenance/Dredging:** Mike Sentle –

The dredge pump is here and ready to be installed a final payment of \$10,000 to be paid upon completion. The dredging is set to begin June 1<sup>st</sup> John R. is in charge of the 5 year dredge plan and is in the final year. This year options for future dredging will be investigated. The international is down with a radiator leak, also need to invest in new docks (2-4) as many people are interested in dock space.

**Office/Legal/Collection:** James Delcamp –

James has court date on the 24<sup>th</sup> for a hearing that the previous arbitration failed to resolve. He also will be starting several other non-payments.

**Long Range Planning/Capital Budgeting:** Brad Felske –

Lumbee Ln. to be moved to the care of Bridgewater Township responsibility and maintenance, they have agreed to accept a snowplow turn around agreement and removing a LSPOA signage removal needs to be completed. LSPOA can plow the snow if necessary should there be an emergency.

We are looking for a person to head up committee and events to be the point person for trustee interface. Looking to find a software that will help with all or most LSPOA functions that are currently being complete by hand, this will free up office time and allow member more information and bill paying opportunities.

**Security, Buildings and Grounds:** Christopher Cummins –

A house on the south/west side of the lake appears to have many issue of repair and needs to be investigated.

**Lake and Dam & Waste Water:** Frank Curtis –

Water continues to flow over the top of the dam and I will be unable to inspect until the water level lowers. I did inspect the outer area away from the top all appears to be visually proper. The intake box has a large tree wedged between the dam and the intake box along with some smaller logs. I plan to speak with the other trustees about purchasing the testing packages and which ones to purchase and the testing must begin in June.

**Road Committee:** – Richard Stout

Passed out verbal quotes from (Klink and Ten Mile) and formal quotes will be reviewed for Seneca Dr. the distance along with the cost must be looked at, a meeting within the next two weeks along with formal quotes will be reviewed for the May meeting.

Drainage issues needing culverts added or repaired, Richard to investigate and inspect, we have 13 additional culverts needing inspection or repair.

**Collection Committee** David Deubner –

Not present

**Beautification Committee:** Barb Hulisz – Jan Boerst

Replace signs Thunderbird wooden with metal, Chris is looking at water blasting out of aluminum, a willow tree near pavilion needs removal, beach area needs work, Brad asked for questions to have a survey sent out. May 20<sup>th</sup> is cleanup day need volunteers & last Saturday in June is yard sale.

**Old Business**

**New Business**

**Lodge ceiling & floor updates, James Delcamp**

All the renovations have been mostly completed; roof, ceiling, lights and painting. We had several donations along with the funding of the lodge updates, about \$3354.08 totaling about \$32760.01 and we have about \$1301.91 left that could be used for replacing counter top and bathroom ceiling fans, talk of an open house to view the new facelift of our lodge was discussed.

**Board Meeting Motion to Adjourn**

Moved: Frank Curtis

Seconded: James Delcamp

Motion Adjourn	Cummins Yes	Curtis Yes	Delcamp Yes		Felske Yes	Sentle Yes	
Vote							

**Motion**

**Motion #17/14/04-2**

The LSPOA lodge was vacated at approximately

PM.: 8:45PM

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Brad Felske, Vice President

Approved

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Frank Curtis, Secretary