

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

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on January 12, 2017 beginning at 7:30 PM.

Pledge of Allegiance.

Trustees Present: Frank Curtis, James Delcamp, Lynn Elston, Brad Felske, Gary Miller (Excused), Mike Sentle.

Approval/Additions to Agenda: Brad explained the board is looking to fill a vacancy and will be taking names of people interested.

Minutes for December

Changes to the minutes: None

Motion to approve the minutes

Moved: Brad Felske

Seconded: James Delcamp

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

Motion Passed

Motion #17/12/01

Treasurer's Report: Lynn Elston /James Delcamp –

Lynn explained he has transferred \$47,000 for the dam payment early with about \$37,000 going to principle based on a previous agreement with the bank for early payments leaving the remaining payment of about \$14,000/\$15000 still due in June. Lynn will also been working with Carol to keep bills and taxes paid, Carol stated she transferred \$8000 today. David asked if we should be paying this year's debit with next year's money regarding the prepayment of the dam. Brad went on to explain the reason is about 16 people have not paid accounting for about \$7,000 and also 58 are overdue from October. Lynn presented a letter explaining the Nonprofit verses Not-for-profit, he also explained we are a Nonprofit community (see attachment), the report was then reviewed.

Motion to accept the Treasurer's Report

Moved: James Delcamp

Seconded: Brad Felske

Motion Treasurer's report	Curtis	Delcamp	Elston	Felske	Miller	Sentle	
Vote	Yes	Yes	Yes	Yes	Absent	Yes	

Motion Passed

Motion #17/12/02

Property Owners' Time:

Pam Sheets asked the Board Members to have their newsletter articles to her by Wednesday of next week that would be January 18, 2017. Thank you!

Maintenance/Dredging: Mike Sentle –

Currently working on the lights in the lodge changing over to LED lights he had several on to show the difference also explained this will be an ongoing cost save using much less energy.

The Dredge repair, last week John gave a report to the committee that replacing the pump would cost about \$40,000 and replacing just the housing with a new casting will cost about \$19,000. A few questions regarding if the repair would be proper and Mike stated the housing is the only problem, over the years of usage the grit going through the pump has worn down the housing. Question was enough bottom being removed during dredging, it was stated that the Army Corps of engineers gives the amount to be removed and that is how we conduct the dredging. The other item was to investigate if we should find an outside company to dredge for the future, it was stated that would need to be investigated and for now we need to repair our dredge. Mike made motion to approve the repair of the pump for \$20,000, Frank seconded the motion was approved (see attachment).

Office/Legal/Collection: Lynn Elston/James Delcamp –

James stated a hearing is set for 2/6 for non-payment of about \$8,000/\$9,000 back dues, second a resident owes amount for about \$5,500 is paying \$400 a month until caught up. Two residents owe about \$6,900 & \$6,000 we are going after, a question, how did we allow them to fall so far behind? Brad explained we ended up with back dues owed from previous boards that did not pursue the money. James stated two more have defaulted on promissory notes, Carol said that one of them is caught back up and paying.

Long Range Planning/Capital Budgeting: Brad Felske –

He is working on the Lumbee Ln. with Bridgewater Township, the road is not part of our association but we have been maintaining it. The plan is to work with Williams County and Bridgewater to put their maintenance of the road on schedule this is ongoing.

Brad talked about the selling of properties owned by the association to generate more members; He proposed to use a few free sites such as Craigslist and Zillow. Brad made a motion to put lots up for sale using the free sites to advertise, (see attachment).

Security, Buildings and Grounds: Gary Miller –

Mike reported as Gary was absent, we had a house fire three weeks ago, the trustees requested the fire department in to discuss any ways in the future to help. They stated the address numbers on the mail boxes should be review as they had confusion looking for the proper address when entering the community. The hydrants need to be tested by Aqua and possibly request more hydrants installed. The sheriff also came out and stated they cannot patrol on a scheduled basis but will use monthly reports and suggested to have the community get more involved like a block watch program.

Lake and Dam & Waste Water: Frank Curtis –

Stated he had nothing to report this month.

Road Committee: Richard Stout –

Nothing to report as Richard has been out with some medical issues, Mike will contact him making sure he will continue running the road committee.

Collection Committee David Deubner –

David stated he will have a report to give in February the Board before reporting and acting in March. He asked for support to have a conference call with the attorney and someone from the board to sit in James volunteered and possibly begins in the next three weeks. The other item will be possibly changing the bylaws as needed for the future. Motion to have Collection committee call attorney for legal advice. (see attachment)

Beautification Committee: Barb Hulisz – Jan Boerst

The board requested the committee pick out the colors of the redecorating that will be done in the lodge. Motion to have beautification committee to pick out the wall colors for lodge & office. (see attachment)

Old Business

Expenses: Lynn Elston -

Lynn reviewed the bills paid and to be paid.

He also stated new forms need to be given to the three banks with minutes for the Trustee changes.

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

Moved: James Delcamp

Seconded: Brad Felske

Motion Expenses	Curtis	Delcamp	Elston	Felske	Miller	Sentle	
Vote	Yes	Yes	Yes	Yes	Absent	Yes	

Motion Passed

Motion # 17/12/03

New Business

Lodge Ceiling and Floor updates: James Delcamp -

James reported we have about \$19,000 remaining after the new lodge roof, the new LED lights to be changed out using the old fixtures at a cost of about \$55 compared to new at \$195, also James has three bids for the floor two of which are very close in price and details of work, the third is almost double of the other two. Based on the two bids and what items we choose the price will be between \$7,000 and \$10,000, the ceiling tile is about \$6,500 leaving about \$2,500 left over.

Board Meeting Motion to Adjourn

Moved Brad Felske

Seconded Mike Sentle

Motion Adjourn	Curtis	Delcamp	Elston	Felske	Miller	Sentle	
Vote	Yes	Yes	Yes	Yes	Absent	Yes	

Motion Passed

Motion #17/12/04

The LSPOA lodge was vacated at approximately

PM.: 9:10 PM

Brad Felske, Vice President

Approved

Frank Curtis, Secretary