

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

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on June 8, 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: James Delcamp noted that the motion #17/11/05-7 / 41317, from May meeting needs to be amended. Final cost will be changed from \$116,800.00 to \$115,252.00, the 5700 ft. for \$20.50 per lineal foot, to be changed to \$20.21 per lineal foot.

Motion to approve the minutes

Moved: James Delcamp

Seconded: Mike Sentle

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

**Motion Passed**

**Motion #17/08/06-1**

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

James spoke regarding the paving of Seneca drive, the contractor will allow additional time for the last 1/3 payment at the completion of the paving. James also stated that about \$37,000.00 have been collected in back dues so far this year. The final dam payment this year has been made and we are good until next year with a surplus of \$1300.00 to finish the year, during the annual meeting vehicle and equipment is need of repair/replacement and will need to be addressed. James plans to leave the board in September and nominated Neil Shamberg as assistant treasurer. Neil accepted and the motion passed #17/08/06-2.

Motion to accept the Treasurer's Report

Moved: Frank Curtis

Seconded: Mike Sentle

Motion Treasurer's report	Cummins	Curtis	Delcamp		Felske	Sentle	
Vote	yes	yes	yes		yes	Yes	

**Motion Passed**

**Motion #17/08/06-3**

**Property Owners' Time:**

Amanda Fellers spoke and presented a Property Owners Problem Resolution Form#17/8/6-4. The 120 area of Seneca Dr. has a community dock area that her family and another neighbor keep mowed. The people using the docks in this area have been driving up close to the docks in all weather conditions, causing ruts and bringing down the appearance of the area, this is also causing problems cutting the grass. She and her husband Scott are requesting that the association place railroad ties several yards back to prevent vehicles from driving up to the docks causing this condition. The parking will still allow access to the docks while keeping the grass and areas looking nice. Mike Sentle will inspect the area and report back in the July meeting.

**Maintenance/Dredging:** Mike Sentle –

The dredge is in the water to start on June 15<sup>th</sup>, also the crane is cleaning silt pockets where the St Joseph enter Lake Seneca, to help prevent build up on the lake bottom. All the boat docks are in and ready for use. The 2 pumps on County road R have stopped pumping and an area farm field was partially flooded. Several solutions; Change the pumps to 3phase at a cost of about \$3000.00 to install the cost of the pump about \$3500.00. Chris Cummins is looking into a possible offer the landowner to allow LSPOA to purchase the land area that has flooded. He will offer to pay for the crop damage from the flooding.

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

James will be executing several more legal suits for back dues and payments. Both of LSPOA attorneys have left the current firms they have worked out of but will continue to work with LSOPA at the new location they both are currently working with.

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

The Bridgewater Township maintenance takeover of Lumbee is moving forward. Brad is planning a survey in July and looking for a few good ideas and questions that are relevant to our community.

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

No current applications, the property near the pump house is in need of repairs, Chris has spoken to the land owner and he has promised to have repairs completed by end of summer. The building near the main entrance is a commercial property and cannot be used for residential unless they have it rezoned to residential.

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

A dam inspection will be completed by the end of June and also the beach area will be tested for bacterial and fungus on Saturday June 10<sup>th</sup> this will be reported in July meeting.

**Road Committee:** Richard Stout –

James spoke on the Culvert, it has been completed and Seneca Dr. is open again, LSPOA has given the contractor Ten mile the first 1/3 down to start the road paving work on Seneca dr., it is expected to be completed around July 15<sup>th</sup>, paving 5700 lineal feet of road. The next future road paving will require several culverts to be replaced prior to paving.

**Collection Committee** David Deubner –

David was not present, Brad Felker spoke about new strategies are being reviewed and contacting John Jolly our attorney for legal advice.

**Beautification Committee:** Evie Brandeberry – Barb Hulisz

June 24<sup>th</sup> will be the garage sale, need signs to be posted prior to Saturday, Randy will post signs Wednesday/Thursday time frame. They have 6 volunteers and need more, getting setup at 8:00 am to start at 9:00 am. Monday June 12<sup>th</sup> will be the next beautification meeting.

**Old Business**

**Expenses:** James Delcamp -

Moved: Frank Curtis

Seconded: Chris Cummins

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

**Motion Passed**

**Motion # 17/08/06-4**

**New Business**

Evie Brandeberry & Barb Hulisz will ask for volunteers for an event committee by mass email. A News Letter for July or sixty days before the September 17<sup>th</sup> meeting will need to go out.

**Board Meeting Motion to Adjourn**

Moved: Frank Curtis

Seconded: James Delcamp

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

**Motion Passed**

**Motion #17/08/06-5**

The LSPOA lodge was vacated at approximately

PM.: 8:30

\_\_\_\_\_  
Brad Felske, Vice President

Approved

\_\_\_\_\_  
Frank Curtis, Secretary

Date: 5/11/2017

**LSPOA TRUSTEE MOTION & TRUSTEE MINUTE MEETING FORM**

Motion: #17/11/05-7 / 41317

To accept Ten Mile estimate on Seneca Dr. to pave 5700 feet at \$ 20.50 per lineal foot, total \$ 116,800.00, payments 1/3 down to start, 1/3 in middle and balance on completion and after inspection. Also to replace small culvert on Seneca Dr. Cost up to \$ 3000.00

“Amended to 5700 feet at \$20.21 per lineal foot, total \$115,252.00”

Firsts Motion Delcamp

votes first

Seconds Motion Sentle

votes second

Discussion: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trustee (s) Designated to Champion execution of this Motion

Do you Support this Motion?

Vote:	Frank Curtis	Y	James Delcamp	Y
	Chris Cummins	Y	Brad Felske	Y
	Mike Sentle	Y		

Date: 6/8/2017

#17/08/06-2

**LSPOA TRUSTEE MOTION & TRUSTEE MINUTE MEETING FORM**

Motion: To bring Neil Shamberg on the board as assistant Treasurer

Firsts Motion James Delcamp votes first

Seconds Motion Brad Felske votes second

Discussion: James asked Neil and made the motion, Neil accepted to be on the board as assistant Treasurer

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Trustee (s) Designated to Champion execution of this Motion

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Do you Support this Motion?

Vote:	Frank Curtis	Y	James Delcamp	Y
	Chris Cummins	Y	Brad Felske	Y
	Mike Sentle	Y		



Property Owners Problem Resolution Form

To be use at Board Meetings or when Property Owners Present Problem

Name Scott + Amanda Fellers Lot # 124 Date: 6/8/17

Address 124 Seneca Dr

Phone# 419-769-2941

Issue/Concern/Complaint

Owners driving on community lot +  
putting ruts in lot. ~~road~~

My kids play on the lot-- somewhat  
dangerous.

My husband maintains lot all summer  
suggestion: place railroad ties several yards  
Trustee Responsible for corrective action in to prevent driving  
in too far but they  
Corrective action for Problem Resolution can still have dock access

Problem Resolved Date \_\_\_\_\_

Property Owner \_\_\_\_\_ Trustee \_\_\_\_\_

Copies: Property Owner  
Property Owner File  
Responsible Trustee

Form: PR 0001