

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

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on November 9, 2017 beginning at 7:30 PM.

Pledge of Allegiance.

**Trustees Present:** Frank Curtis, James Delcamp, David Deubner, Brad Felske, Richard Stout.

**Approval/Additions to Agenda:** David made motion to accept Janine Rosenthal on the board as a member, motion passed #17/9/11-2 (Janine Rosenthal listened to the meeting per tele-conference)

**Minutes for October**

Motion to approve the minutes

Moved: Curtis

Seconded: Stout

Motion: Approve minutes	Cummins	Curtis	Delcamp	Deubner	Felske	Stout	Rosenthal
Vote		Yes	Yes	Yes	Yes	Yes	Abstain

**Motion Passes**

**Motion #17/9/11-2**

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

Jan asked whom can view the report, James responded any member in good standing can request a copy, David commented in the past the report was gone through in detail.

Motion to accept the Treasurer's Report

Moved: Curtis

Seconded: Deubner

Motion Treasurer's report	Cummins	Curtis	Delcamp	Deubner	Felske	Stout	Rosenthal
Vote		Yes	Abstain	Yes	Yes	Yes	Abstain

**Motion Passes**

**Motion #17/9/11-3**

**Property Owners' Time:**

N/A

**Maintenance/Dredging:** Richard Stout –

The maintenance equipment is being evaluated, Randy is no longer an employee, he resigned. Mike, James and Richard have been completing the maintenance duties. Buoy's have been taken out, pumps on county Rd. R stopped working we are renting a pump until the pump can be, fixed/replaced. Mike is helping coordinate the search and getting quotes to repair/replace the pumps on cty. rd. R. Richard made a motion to pay Mike Sentele gas money 103 miles, for picking up and returning the Pump @ \$0.53 per mile, motion passed. #17/9/11-4

**Office/Legal/Collection:** David Deubner –

Six non-paying residents are ready for legal collections, the office is getting ready to send out the new billing using the new system. The three methods of payment, 1.) Pay in full and get a thirty-dollar rebate, 2.) Pay in three equal payments or 3.) Pay twelve monthly payments. David and James plan to get together on collection also setup bank account. Legal; 4 houses in need of proper up keep, 1 household is cleaning up the bad conditions, additional letter to be sent requiring the conditions to be cleaned and repaired. One legal matter is pending, and no current collection letters are completed.

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

survey was sent out by email and so far, 97 people have completed, additional email will be sent hoping to get a larger population. The issue with Lumbee Ln., Bridgewater Township has requested more room for a turn around, hoping to be complete by years end.

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

no report absent

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

Looking into timing to cut the vegetation around the dam area.

**Road Committee:** Richard Stout –

Working on putting together a punch list of repairs such as guard rail on Seneca and other small short-term repairs. The rain has given opportunity to view the erosion and make repairs around the community. Equipment needs replacing, considering an avenue to create funding to start this process. Possibly a motion to fund this, currently this would come from the general fund. A motion to establish an equipment fund to purchase aging equipment as needed. Motion passed. #17/9/11-5

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

None

**Old Business**

None

**Expenses:** James Delcamp -

Details were reviewed,

Moved: Felske

Seconded: Curtis

Motion Expenses	Cummins	Curtis	Delcamp	Deubner	Felske	Stout	Rosenthal
Vote		Yes	Yes	Yes	Yes	Yes	Yes

**Motion Passed**

**Motion # 17/9/11-6**

**New Business**

None

**Board Meeting Motion to Adjourn**

**Moved:**

**Seconded: t**

Motion Adjourn	Cummins	Curtis	Delcamp	Deubner	Felske	Stout	Rosenthal
Vote		Yes	Yes	Yes	Yes	Yes	Yes

**Motion Passed**

**Motion #17/9/11-7**

The LSPOA lodge was vacated at approximately

PM. 8:40 PM

\_\_\_\_\_  
David Deubner, President

Approved

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

Date: 11-9-17

**LSPOA ZONING BOARD MOTION & MINUTE MEETING FORM**

Motion:

To accept Janine Rosenthal as a member of the board of LSPOA  
#17/9/11-1 passed  
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Firsts Motion Deubner votes first

Seconds Motion Felske votes second

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

Trustee (s) Designated to Champion execution of this Motion  
\_\_\_\_\_

Do you Support this Motion

Vote:	Chris Cummins	Absent	Frank Curtis	Yes
	James Delcamp	Yes	David Deubner	Yes
	Brad Felske	Yes	Richard Stout	Yes

Date: 11-9-17

**LSPOA ZONING BOARD MOTION & MINUTE MEETING FORM**

Motion:

To pay Mike Sentle gas money 103 miles to pick up and return pump @ \$0.53  
per mile #17/9/11-4 passed

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Firsts Motion Deubner votes first

Seconds Motion Delcamp votes second

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

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Trustee (s) Designated to Champion execution of this Motion

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Do you Support this Motion

Vote:	Chris Cummins	Absent	Frank Curtis	Yes
	James Delcamp	Yes	David Deubner	Yes
	Brad Felske	Yes	Richard Stout	Yes
	Janine Rosenthal	Yes		

Date: 11-9-17

**LSPOA ZONING BOARD MOTION & MINUTE MEETING FORM**

Motion:

To Establish a reserve fund to purchase aging equipment as needed .  
#17/9/11-5 passed  
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Firsts Motion Stout votes first

Seconds Motion Deubner votes second

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

Trustee (s) Designated to Champion execution of this Motion  
\_\_\_\_\_

Do you Support this Motion

Vote:	Chris Cummins	Absent	Frank Curtis	Yes
	James Delcamp	Yes	David Deubner	Yes
	Brad Felske	Abstain	Richard Stout	Yes
	Janine Rosenthal	Yes		

November 6, 2017



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**Lake Seneca Property Owners Association, Inc.**

233 Seneca Drive  
Montpelier, Ohio 43543-9489  
(419) 435-5365

Mr. Randy Bernath  
131 Chocoma Trail  
Montpelier OH 34543

Dear Mr. Bernath:

This is to inform you that the LSPOA Board of Trustees has agreed to accept your resignation as an employee of the LSPOA that you tendered verbally to James DeCamp, LSPOA Trustee, on Thursday, November 3, 2017.

If you have any LSPOA keys in your possession in addition to those you turned in November 3, 2017 please return the keys to the LSPOA Board Office immediately.

You are authorized to come to the Board Office to turn in a final time sheet.

If you have any questions, please direct them to Richard Stout, LSPOA Trustee in charge of Maintenance by making an appointment with him.

Sincerely,

A handwritten signature in cursive script that reads "David C. Deubner".

David C. Deubner  
President, LSPOA Board of Trustees, acting for

Richard Stout, LSPOA Trustee in charge of Maintenance