

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.**  
**BOARD MEETING APRIL 9, 2015**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on April 9, 2015

Pledge of Allegiance.

**Trustees Present:** David Deubner, Janice Bilton, Bill Thatcher, James Delcamp and Mike Sentle.

**Approval/Additions to Agenda:** David Deubner asked for additions to the agenda. No additions.

**Property Owners' Time:** None

**David Deubner asked for a motion to Approve Minutes for March 12, 2015 as printed.**

Motion made by: James Delcamp Seconded by: Janice Bilton

**Motion Passes:** Yes = Unanimous **Motion 15/04/01.**

**Treasures Report:** James Delcamp as of March 2015

LSPOA Checking	-----	\$	27,333.60
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	57,941.95
Capital Reserve Account	-----	\$	20,233.74
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	1,687.62
Special Road Assessment	-----	\$	8,140.56
5 Year Waterway Cleaning Assess-	-----	\$	27,862.20
LSPOA Lodge Roof Account	-----	\$	1,091.00
LSPOA Lodge Floor Account	-----	\$	495.00
Bridge Bank Account	-----	\$	1,921.12
Emergency Reserve Fund	-----	\$	15,140.08

**Total Current Assets** **162,378.65**

James Delcamp reported - The Dam Assessment is close to what we need to pay the Dam payment in June. Last year we borrowed \$3,400 from the Capital Reserve in order to pay the dam payment and it has not been paid back. When we have a surplus, we will pay it back. When you look at the budget, we got \$59,259 in for the month of March, the beginning of our fiscal year. The Dredging has \$27,800 to start with this year. They had a little over \$8,000 to start dredging last year. The Emergency Fund has \$15,140.35. We borrowed from that fund to help pay for the snow plowing last year. I transferred \$5,000 back into it to restore the Emergency Fund. James Delcamp asked if there were any questions. No questions.

**Motion to accept the Treasurer's Report for March 2015.**

Motion made by: Janice Bilton Seconded by: Mike Sentle

**Motion Passes:** Yes = 4 Abstain = 1 **Motion 15/04/02.**

## **Board Meeting April 9, 2015 Continued.....**

### **New Business carried over from March Meeting:**

#### **Discuss 3% Annual Increase/Re-negotiate Dam Note/Monthly Billing/Road**

**Financing/Special Fee:** Bill Thatcher – In talking with Jim Delcamp, he has brought me up to date on the assessments with no increases since 1996. We're almost 20 years into paying our bills with the same revenues we had many, many years ago. With the road conditions being what they are and certain equipment that Mike Sentle has brought up in the past needing replacement soon, without any unforeseen emergencies, I think it's time some type of vote should be taken either with the Board or with the overall Lake Seneca Members to institute a couple of things. One would be a monthly payment instead of getting hit every 3 months or so with a large amount. In talking with the bank, they told me that if we would negotiate the Dam loan as an example, we would save \$10,000 a year and a large amount of money would be saved if we made our payments monthly rather than twice a year. I think more people would be more apt to pay the smaller monthly payments. To get these roads replaced and to have money for emergencies, I would suggest to the Board that we either go to the Membership or we vote to begin a monthly payment. Some kind of payment book could be put together and then they would just make a payment once a month. If we have to go back to all the members, I think we should ask for an annual 3% increase in the Dues to take care of inflation and any problems down the road.

With the smaller monthly payments an additional \$50 a month that would pay for the roads in a year could be assessed for the roads to get them done quicker instead of waiting for years to do another section. David Deubner stated that the path forward on this is the Membership meeting. The Board cannot raise the Dues, we don't have that power. The Board cannot present this at the annual meeting, but we as individual members can. You will need to write up your motion and get 5 signatures on it and get it to the office for the newsletter so it gets out to the membership before the annual meeting.

Much more discussion followed.

### **Committee Reports**

**Maintenance/Dredging:** Mike Sentle – I went to where the dredge is being repaired. The pump is being sent out. There was a problem with the shaft. They expect to have it back in a couple of weeks and get it back together. The Dredging Committee is also looking for some aluminum fuel tanks for the dredge. They were pumping a lot of rust out of the old tanks. I'm told they run around \$300 a tank. We're also finishing up repairs on the pontoon. The deck has been cleaned and repainted and the seat is being repaired. The other issue we have is there are new people who want dock space. At least 3 of the docks at the launch needs some work. We do have some pricing on some new aluminum docks. \$3,500 for 130 feet of docks and the posts. We figured that would be 6 docks. David Deubner asked how much do we charge to rent the dock space? We charge \$75 per dock slip. We need 2 at the Horseshoe and 1 at Hickory Hill and a couple at the Launch. David asked Mike if he wanted to make a motion. Mike Sentle made the motion to buy 130 feet of aluminum docks with posts at \$3,584.99. That is aluminum sides with board walkway.

#### **Motion to buy 130 ft. of aluminum docks with posts at \$3,584.99**

Motion made by: Mike Sentle

Seconded by: James Delcamp

**Motion Passes:** Yes = Unanimous

**Motion 15/04/03.**



