

LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD OF TRUSTEES MEETING -June 11, 2020

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on June 11, 2020 beginning at 7:30 PM.

Pledge of Allegiance.

Trustees Present: Frank Curtis, Mike Sentle, , Janine Rosenthal, AJ Schroeder, Jody Osmun and Karrie Patten

Absent: Chris Cummins

Approval/Additions to Agenda: Approved without additions

Approval for May 2020 Minutes:

First Motion: Jody Osmun Second Motion: Karrie Patten All Approved: Yes Any Opposed: None

Treasurers Report: -- Janine Rosenthal- Revenue of \$43,798.17 and received \$6,900 in collections. Janine advised we received the \$10,500 PPE Covid-Relief and has to be used for office staffing.

Expense Report- Janine Rosenthal- Reviewed expense sheet and \$3904 had been taken out of reserve. Legal fees for Gerken & Associates for collections is \$1750 per month. Janine has attached the collection report with these minutes. From May 15th to June 11th, we have collected \$20,152 in collections/past due amounts. We received a judgement from the court hearings and court cost on June 8th and will be filing liens upon members. 6 cases were reported to be waiting for court dates to be set and a letter will be sent out.

First Motion: Janine Rosenthal Second Motion: Karrie Patten All Approved: Yes Any Opposed: None

Motion: #20/06/11-1-Expenses:

Janine Rosenthal made a motion to extend Leslie Gerken's Contract for collections to the end of our fiscal year of February 2021.

First Motion: Janine Rosenthal Second Motion: Frank Curtis All Approved: Yes Any Opposed: None

Property Owners Time:

David Duebner requested to have dirt removed by dredge on Seneca Isle Drive near the pipes. Also that area needs mowed prior to the thistles come out and cast their seeds. He is concerned with the dirt filled with water can cause issues for those driving could become stuck. David stated he will volunteer to remove the dirt and approved by the board for him to do so.

Committee Reports:

Maintenance/Roads: Mike Sentle spoke and asked members to be patient with him due to a lot of work without much labor. He will be taking the stone to the sink hole.

Dredging and Legal- Jody Osmun- Dredge is out due to repairs and putting it back together. Will be a challenge due to lack of equipment to lift the dredge. Jody has no ETA on repairs and will depend upon Delle's time. Jody also stated there is no legal to discuss at this time. Jody also stated that Chris Cummins will provide an update to the conformance committee on his conversation with John Jolley.

Waterway AJ Schroeder- AJ discussed the location of the low water way and buoys /signs placed by island and the beginning of the channels. Would like confirmation of any deed restrictions regarding upper third to have no wake. Concerned about roots of trees in the low water and someone may become stuck or have damage to their boat and had placed green buoys marking the depth. AJ spoke about complaints of ATV that had been driving recklessly and punishment has been served or will be served to the property owner. Punishment will be served to property owners of boaters who are driving recklessly. AJ asked the members to police themselves.

Buildings & Grounds/Dam/Waste Water: Mike Sentele stated that Chris Cummins has been or will be looking to purchase speed, yield, and stop signs and will check with different towns/villages to see if the lake can purchase old /retired signs. A member stated to ask Bridgewater township about signs. AJ added that he is aware of the mosquito concerns and complaints and we are unable to use a sprayer due to no one is licensed with the state with herbicide/pesticides. Looking into charges to spray once a week and will discuss a budget on a sprayer/ or hiring a company to do so. Mike Sentele recommended Mosquito Squad however stated they will quote residential but hasn't got back with him or quote him to do the entire lake. A member recommended Chaz Shrum as well and AJ stated to have Chaz call him to provide a quote.

Lake & Dam/Waste Water- Frank Curtis: Frank stated he tested the lake water last Sunday of May and again this past Sunday and he received the best results since he has been testing the water for the last 5 years. The test showed NO bacteria or mold. Frank also said that he should be receiving an email from the OH DNR in regards to the Emergency Action Draft Plan and hopefully finalizing the plan soon. Will advise if we have been approved. Frank asked Mike Sentele if he can have some fill dirt on each side of the dam due to the inspection requirements from 2 years ago.

Beautification- Barb Hulisz: Barb spoke with the OH health department and per the guidelines can do the Chicken BBQ and do take out only. Orders for take out should be called in the week prior. Barb also was given the green light for the bake sale and the food should be bagged with names listed. Bathrooms will be opened. Will be selling pop and water outside. All volunteer workers on that day will be required to wear masks and gloves and still looking for volunteers. Barb asked for anyone that is holding a garage sale to pay \$5 to help with the newspaper ad. Jan and Barb's number will be posted on the All things Lake Seneca FB Group page. Barb also asked Mike Sentele where Tim can put the branches at and Mike responded to place them out back.

Old Business: None at this time

New Business: We have a new FB Page however the current FB Group page, All things lake Seneca is not ran or monitored by the board and the board shall not respond to members on that page. Brandy Saladin, member at 149 Seneca Drive asked about the lake privileges and why she is suspended. AJ responded to Brandy that you have to be in good standing to have the lake's privileges. Brandy Saladin asked about the late fee % and are we getting anything out of spending the \$1750 per month for the legal fees. She also brought up the letter she received from Leslie Gerken on 4/27 when at that time wasn't at the 30 day mark? She is concerned about the attorney fee being applied at the 30 day mark. Mike Sentele responded to Brandy that the due date is March 1st and when a payment isn't made on March 31st your late. Brandy asked is the office is mailing out the newsletter twice a year and Jody Osmun responded that it is and has been. Amanda at 191 Seneca drive and Greg Sobczak were in attendance and also

brought their concerns to the board regarding the letter from Leslie Gerken. They are all filing appeals. Amanda also brought attorney Nick Fee to the meeting. Brandy asked if there was a way to pay other than the drop box as she likes to pay online or with cash. Karrie Patten did speak that the board had discussed previously about using PayPal and will continue the discussion at a later date. Janine Rosenthal did bring up why we changed collection agencies and that the previous agency did not work on the account and the fee they charged did not make sense so the decision was to make a change and Leslie Gerken is a paralegal and is working on the collection side of things.

Conformance Committee- David Duebner: David stated he appreciated the response from the board regarding his email and the discussion of levels of fees. Waiting on survey which Karrie Patten stated that she has not received the survey and asked David to resend. Also, we can't send the survey out until the members list is uploaded to the Constant Contact System.

The LSPOA lodge was vacated at approximately: 8:45PM

Chris Cummings- Acting President

Approved

Karrie Patten Secretary