

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD OF TRUSTEES MEETING MARCH 2018**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on March 8, 2018 beginning at 7:30 PM.

Pledge of Allegiance.

Trustees Present: Christopher Cummins, Frank Curtis, James Delcamp, David Deubner, Brad Felske, Janine Rosenthal, Richard Stout.

Approval/Additions to Agenda: Republic Services representative spoke on services, they have list of 300 houses with 182 residents on contract. They gave a list to David we have an agreement signed in 2012. proposing a new agreement which includes weekly pickup and recycling. David asked about changing to Monday pickup, Bill asked if prices are going up proportionally the spoke person stated yes, all cost have gone up. After representative left, board decided to investigate other options/vendors, Janine will champion.

Minutes for March: Frank Curtis –
Motion was reviewed

Motion to approve the minutes

Moved: Curtis

Seconded: Decamp

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

Motion Passed with email update

Motion #18/8/3-1

Treasurer's Report: Janine Rosenthal –
Review of details

Motion to accept the Treasurer's Report

Moved: Delcamp

Seconded: Curtis

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

Motion Passed

Motion #18/8/3-2

Property Owners' Time:

Bill Collins questioned the billing and how the paying ahead should work and is a credit due or how to reconcile, further discussion will be needed. David stated the people voted this and if changes are to come the people must make changes by a vote. Janine recommended to research the issue and continue at the next meeting.

Maintenance/Dredging: Richard Stout –

Still working on getting a contractor to repair the dredge, pot holes are being addressed got appraisals for equipment to do consignment, Richard to supply a list to trustees. Have an outside company come in and see if we have them setup dredging.

Legal: James Delcamp –

No collections but will be working on properties in need of clean up and repairs will be contacting attorney.

Office/Collections: David Deubner –

Billing has gone out a letter explaining the process was not sent with it, if people have questions, we have the letter at the office to see. First Federal Bank to allow residents to deposit in our account \$25.00 per month charge. **Motion #18/8/3-3** To have an all-day meeting for budget planning, date to be determined later Motion passed.

Long Range Planning: Brad Felske –

Website motion allows maintaining different areas, **Motion #18/8/3-4** to spend up to \$500.00 to update the website half for software and half is to pay for development. Motion passed.

Buildings & Grounds: Chris Cummins –

Repairing boat area, finalize a generic Farmers Market Form for LSOPA to keep as a Farmers Market environment only also liability & sanitation.

Lake & Dam/Waste Water: Frank Curtis –

A letter from Ohio Department of Natural Resources has been received stating an inspection of the dam between March and end of June. I called and left a message to have a contact with a schedule date for inspection. Requesting the grass be mowed and any trees and brush removed prior to inspection, also emergency action plan (EAP) along with inspection and maintenance manual. Talked with contractor about getting a quote to remove fallen rocks and place them back proper at the spill bucket area. Will get testing equipment for the beach area water testing in May.

Road/Culverts/Bridges Committee: Richard Stout –

Pot holes are being repaired, will meet with Ten Mile contractor to make repairs that are large. Back roads got quote on 4-11 gravel to use for repairing, several truckloads are needed estimate \$800.00. Two areas the culverts have collapsed 24” diameter about \$2500.00 also a sinkhole on Maca.

Collection Committee: David Deubner –

Reviewed data with back dues owed by residents, will meet on Tuesday to see progress from previous plan for all areas of collection.

Events Committee: Jenny Baker–

Pot Luck this Saturday

Old Business

Expenses: Janine Rosenthal -

Details were reviewed,

Moved:

Seconded:

Motion Expenses	Cummins	Curtis	Delcamp	Deubner	Felske	Stout	Rosenthal
Vote							

Motion

Motion # 18/8/3-

New Business

James made a **Motion # 18/8/3-5** to make an equipment account half for mowing, snowplowing and other work done for membership personally.

Motion passed.

Board Meeting Motion to Adjourn

Moved: Deubner

Seconded: Curtis

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

Motion

Motion #18/8/3-6

The LSPOA lodge was vacated at approximately 10:10 PM

David Deubner, President

Approved

Frank Curtis, Secretary

LSPOA BOARD MOTION & MINUTE MEETING FORM

Motion:

Budget planning session all day, date to be determined later
#18/8/3-3

Firsts Motion Felske votes first

Seconds Motion Deubner votes second

Discussion: _____

Trustee (s) Designated to Champion execution of this Motion

Do you Support this Motion? passed

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

Date: 3/8/2018

LSPOA BOARD MOTION & MINUTE MEETING FORM

Motion:

To spend up to \$500.00 to update website. Half for software and half for
pay for development #18/8/3-4

Firsts Motion Felske votes first

Seconds Motion Curtis votes second

Discussion: _____

Trustee (s) Designated to Champion execution of this Motion

Do you Support this Motion? passed

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

Date: 3/8/2018

LSPOA BOARD MOTION & MINUTE MEETING FORM

Motion:

Equipment Account

Funded by the following, 1/2 of mowing-snowplowing-any other work done for membership personally. Recycle material donated by members, maintenance labor equipment billed to capital projects

Total of the following

Assessments for maintenance equipment, donations to the account and monies transferred to account per trustees.

#18/8/3-5

Firsts Motion Delcamp votes first

Seconds Motion Deubner votes second

Discussion: _____

Trustee (s) Designated to Champion execution of this Motion

Do you Support this Motion? passed

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