

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.**  
**BOARD OF TRUSTEES MEETING May 14, 2020**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on May 14, 2020 beginning at 7:30 PM. COVID-19 requirements were upheld as members who attended the meeting were placed 6 feet apart and were required to have their temperature taken and to wear facial masks. The Board Members were required to wear facial masks.

Pledge of Allegiance.

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

**Absent:** NA

**Approval/Additions to Agenda:** none

**Approval for March Minutes:**

First Motion: Karrie Patten    Second Motion: Frank Curtis    All Approved: Yes    Any Opposed: None

**Treasurers Report:** -- Janine Rosenthal- Janine applied for the COVID19 Relief Loan and we received the loan as a direct deposit the 10,500 on 5/7/20 into our account for the PPP.

**Collections Report:** -Janine Rosenthal- Summary for Collection Report, between 4/10-5/14 we collected 12,218.53 from delinquent accounts and executed a promissory note from a delinquent homeowner for 6795.80. The court date of 6/8 is for 4 pending cases with 7 additional cases waiting for a court date.

**Expense Report-** Janine Rosenthal-was reviewed with members and approved.

First Motion: Janine Rosenthal    Second Motion: Jody Osmun    All Approved: Yes    Any Opposed: None

**Motion: #20/05/14-New Insurance Policy for the Lake**

Karrie Patten presented a new quote with Lauber Group out of Archbold that reflects same if not more coverage that the current insurance policy which is about \$1000 less than the current premium. The new policy will be with Erie Insurance.

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

**Motion: #20/05/14-2, Constant Contact**

A.J Schroeder asked to motion to move forward with the Constant Contact which was presented by Karrie Patten in an earlier board meeting which would provide the Lake office with more ease and efficiency in communicating with the lake members. The cost for up to 500 contacts per month is \$35.00.

First Motion: A.J Schroeder    Second Motion: Jody Osmun    All Approved: Yes    Any Opposed: None

**Motion: #20/05/14-3, River Pit Clean Out**

Jody Osmun made a motion to connect with Mike Ward to come out to the lake to clean out the two river pits and the big silk pit, not exceeding \$18,000.

First Motion: Jody Osmun    Second Motion: Frank Curtis    All Approved: Yes    Any Opposed: None

**Motion: #20/05/14-4, Zoom Meeting**

AJ Schroeder made a motion to do a Zoom Meeting moving forward for the monthly meetings during COVID-19 with a set time limit.

First Motion: AJ Schroeder    Second Motion: Jody Osmun    All Approved: Yes    Any Opposed: None

**Property Owners Time:**

None

**Committee Reports:**

**Maintenance/Roads:** Mike Sentle stated he was able to hire 2 part time guys to help with Maintenance, working about 20 hours per week each. He has been currenting updating and repairing the lake's docks and pot holes around the lake. The bigger pot holes have been filled with cement. Mike stated he has had a volunteer that has been grading the roads as well. Road committee will be meeting after the Corona. Mike also spoke about the 15-16 culverts that will be updated and will get quotes from 2 contractors regarding the repairs to the culverts. He is hoping to receive the regrind(?) from SR576 if the County allows him. Mike spoke with Mike Elser regarding Lumby Lane to chip and seal the lane. Per Mike Elser, this may not get done this year yet so in the mean time Mike Sentle will repair the culvert on the lane.

**Water Safety-** AJ Schroeder spoke about the new dock lock that has been installed with a camera. This will help with members who in the past have forgot to lock the loading dock back up. An email was sent out to members regarding boat registration with green stickers to be placed on the drivers side of the boat. AJ stated he has had positive response to the boat lock. This way, we are refreshing the safety laws to keep everyone safe. AJ also asked for 2 board members to be added to sign off on building permits, himself and Jody. The Low Wake buoy will be placed out on the lake shortly.

**Building & Grounds- Chris Cummins:** Chris spoke about beach security and safety during COVID-19. Since we are a private beach, requirements are not required to be upheld however would like to discuss being proactive. Chris would like to place a sign at the beach regarding day passes and who to contact during non office hours or over the weekend. He also stated that he will be painting the guard shack/shed to try to match the Thunderbird at the front of the lake. There will be cameras placed at the entrances of the lake and would like a vote on either placing Chevrons or reflective tape on the guard rails. Also the slide has been investigated and hopefully be placed back.

**Lake & Dam/Waste Water/Dredging- Frank Curtis:** Frank spoke about the Dam in regards to the iodation and emergency plan submitted to the State of Ohio and waiting on a response. Frank will be testing the lake this weekend for bacteria and mold. Will test the algae later. Dredging- the impellar has been repaired as well as the gear box and the sounds of it we have a good functioning machine. Frank

has referred the dredging committee to Delle Ferreira to head up the committee. The new pontoon has been purchased and the seats removed. Part time labor for the dredging is needed. Hopefully looking to schedule a meeting with the dredging committee soon. Doug Morrison is willing to help Delle per Delle's comments. Planning on dredging in June and will start at Mud Island.

**Legal:** None at this time per Jody Osmun.

**Beautification Committee- Barb Hulisz:** Per Barb, the Clean Up Date is May 16<sup>th</sup> starting at 9am and will go to whenever. The Dumpster is ready. The Bridge area needs updated and looking for volunteers as well as the benches need painted. Barb stated she contacted the health department regarding the Chicken BBQ and we are required to have drive thru only and they will contact her back in regards to having the bake sale. Barb stated the Health Dept stated they should get back with her at the end of May, early June. The Chicken BBQ is set for the last Saturday in June and will be posted to our website.

**Conformance Committee- David Duebner:** David asked about his Proposal on the updated draft for Article 12 in regards to the permit for buildings. Chris Cummins did respond to David that his reaction was that David desolved this committee due to lack of response. Chris also explained he did try to connect with Brad. AJ Schroeder also commented that the draft was reviewed by John Golley/Jolly and had a legal review. AJ referred to the By-Laws that most of what is in the draft is already in the by-laws and that we should not need additional article or committee and that our by-laws should be acceptable. Frank Curtis also responded/added to the response to David, that the Williams County Prosecutor stated to him that she is not allowed to help us. Jody Osmun also added her concern on how this Article will be enforced and Chris added that not one person should be enforcing this. AJ suggested to add a grandfather clause for buildings that are not currently being updated. We need to provide this information to the members to have them vote in September. Janine asked David if he had any questions ready for the survey and he said he had general questions but really no questions at this time. He will get these questions to use to forward to the lake members. Deed restrictions and amount of fines will need to be discussed and approved by the board. Chris also stated, if we are to send out the draft or the survey to the members, we should add this question/statement, "if you disagree with this, will you be willing to attend a lake board meeting?"

Jeff Tabaka, Lot 533 did add to this by stating how would he receive this as he does not have internet. The board will continue to discuss how we will reach members who do not have internet, email, or social media to receive the lake's communication. The board did publicly speak about getting the member list on who doesn't have internet.

The LSPOA lodge was vacated at approximately: 8:50PM

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Jody Osmun-President

Approved

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Karrie Patten Secretary

