

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING JANUARY 10, 2008

James Delcamp opened the meeting. The following board members were also present: Jim Beggs, Janice Bilton, Ron Parke and Gary Raymond. Rose Bowen and Leo Navin were absent.

Minutes from December 13, 2007 Meeting: Jim Delcamp asked the board members if they wanted the December 13, 2007 minutes read or accept them as printed. Janice Bilton made the motion to accept the minutes as printed. Jim Beggs seconded it. The vote was unanimous to accept minutes as printed **Motion passed - Motion 08/01/01.**

Treasurer's Report: In Rose's absent, Jim Delcamp asked members to refer to the Financial Sheets for December 31, 2007.

General Fund - - - - -	\$11,005.98	
Petty Cash - - - - -	200.00	
General Fund Savings	\$48,598.31	
Dam Assessment	<u>\$62,253.62</u>	
Total Current Assets		<u>\$122,057.91</u>

The revenue received in December was a little over \$9,000. The expenses were about \$68,000. We paid the payment for the dam and the interest paid was \$40,727 plus what we've currently paid on the bridge repair which was a little over \$22,000. Then there was the office & maintenance wages and utilities and all the other expenses. The finances as far as the bridge is November 12, 2007 we paid \$7,929.90 and in December we paid \$21,271.00. We received another bill from the contractor that I thought the whole Board should approve in the amount of \$12,412.39. When we pay this last bill that will mean we've paid \$41,614.04 in total. We have received from the membership \$37,540.00. We invoiced the membership \$47,880.00. That leaves a little over \$10,000 that we need from the membership yet. To pay this current bridge bill, we will need to take money in the total of \$4,074.04 out of the general fund until we get the rest of the bridge money from the rest of the membership.

Jim Delcamp asked if there were any questions on the financing of the bridge repair. A member asked if we knew the members who have not paid. Jim answered yes we do and we send them statements every month so they can see what they owe. No other questions.

The money received in December from Action Collectors is \$1,615.00. The money received from the Attorney was \$60 and the office has collected \$4,389.68. Jim Delcamp asked if there were any questions on the treasurer's report. There were none. Jim then asked for a motion to accept the treasurer's report. Jim Beggs so moved. Janice Bilton seconded it. Vote was unanimous. **Motion Passed #08/01/02.**

Maintenance: Jim Delcamp - We ran out of sand to mix with the salt. We ordered one load of sand, about 18 tons, from Hinkle. It seems we have snow every weekend. We have spread somewhere between 60 to 65 tons of sand and salt on the roads so far this year. Ron Parke asked why don't we haul the sand ourselves instead of paying for the hauling? Jim Delcamp said that was a good question. It's because maintenance doesn't have a CDL license.

Board Meeting for January 10, 2007 Committee Reports Cont.:

Last year we spread about 8 to 16 tons total on the roads. It's hard to judge how much we'll need for the rest of the winter. Jim Delcamp asked for any questions. No questions.

Dredging & Crane: Gary Raymond - Mike Gallagher finished up the work on the dredge parts that were rebuilt and/or repaired. We just have to put it back together and there is maintenance work to do on it also. Jim Delcamp added that we finally received the insurance release from the Attorney. I signed it and had it notarized and will get it back to the Attorney. I hope by next meeting, we'll have our money. That money will go for dredging. Although, out of that money we do have to put \$3000 back into the general fund that we paid out for the impeller. Mike Gallagher is putting together a maintenance list for the upkeep of the dredge. A member asked what the timeline is to put the dredge back in the lake. Jim Delcamp answered hopefully by June 15th. Another member asked what is the total amount of the settlement with the insurance company. Jim Delcamp answered \$20,101.88. The member asked what did Gallagher charged us. Jim Delcamp answered that we don't have all of the bills in yet. There will be a full report at the end of all this.

Legal & Office: Rose Bowen - Absent. Jim Delcamp already gave this report in the Treasurer's report

Lake & Dam, Long Range Planning, Legal & Office: Leo Navin - Absent. Jim Delcamp asked Carol if she had anything to add about the office. Carol replied that statements are going out Monday along with letters to remind members that their accounts are delinquent. There are a couple of members that have been at the Attorney since 2004 and/or 2005 and nothing has been done with them yet, so we're going to pursue these. A member asked if we are calling these members to find out what's going on. Carol answered yes we do call them. Some respond and some do not. They give reasons like they've been laid off or lost their job or have had health issues. Some say they'll be in to pay in a couple of weeks. We try very hard to work with all of these members. Jim Delcamp asked the board members if they had anything else as far as lake & dam or legal. No one had anything more.

Public Relations & Long Rang Planning: Janice Bilton - Nothing on long range planning. We're having a meeting in the office at 6:30 Monday night to update the website. We're going to try to do the newsletter also. If anyone has any articles to put in the newsletter, please get them to us by Monday. A member asked who was updating the website. Janice answered Mandi Crawford on Iriquois. She's trying to get it more user-friendly. It is up and running. The website address is www.lakeseneca.org.

Building & Grounds: Jim Beggs - Last week we had a discussion about Barton wanting to put an addition onto her house. All of her neighbors have agreed. The board agreed to issue a permit. I issued a permit to Barb & Neal Shamburg to enclose a porch at their home. That's it. Jim Delcamp asked if there were any questions. There were none.

Board Meeting for January 10, 2007 Committee Reports Cont.:

Security & Waste Water & Bridge: Ron Parke - Have not had any calls about security except about someone sliding into a ditch or something like that and the county Sheriff takes care of that. The bridge is done. The sealing is done and they've moved their trailers out. I think they did an outstanding job. Mark Shenkel and I are working on the portals and when the weather breaks, we'll get those in. Cleaning and painting of the bridge will need to be done also. Jim Delcamp had a question about the member who slid into a ditch and will his insurance company take care of it. Janice Bilton suggested that we give our insurance company the accident report and the member's insurance information and let them handle it.

Jim Delcamp asked if there were any other questions. Jim Delcamp asked that the Board approve this latest invoice from the bridge contractor in the amount of \$12,412.39. Ron Parke has already approved it. Ron made a motion that we pay this bill. Jim Beggs seconded the motion. Jim Delcamp asked for a role call vote. The vote was unanimous. **Motion Passed #08/01/03**

Jim Delcamp asked if there were any questions. Janice Bilton asked when will it be open for traffic. Ron stated as soon as the portals are in place and load limit signs are installed.

Recreation Committee: Lori Poynter - We had a nice turn out for New Year's Eve. We had a catered dinner and a dance. We had 54 people for the dinner on New Year's Eve and around 80 or so for the dance.

We have a Euchre Tournament a week from Saturday and Texas Hold'em Tournament two weeks from Saturday. Jim Delcamp asked if there were any questions. There were none.

OLD BUSINESS:

Jim Delcamp asked if anyone had any old business. No one had any.

NEW BUSINESS

Jim Delcamp stated that we have a petition for the landowners on the south side of the lake. Kent Hutchison has filed a petition to improve the catch basin on County Road P-50 approximately 1500 feet west of 576. Then traveling in a northerly/northeasterly direction to a good and sufficient outlet. All cost of engineering construction and future maintenance will be assessed to the benefiting parcels of land. The viewing of the Commissioners will be March 6 at 3:00 pm. There's a hearing the 28th day of April at 10:00 at the Commissioners' office on the 4th floor of the court house.

Jim Delcamp stated that we received a letter dated January 6, 2008 concerning the replacement of two mailboxes. He read the letter aloud. The Barras's and the Moore's are requesting that LSPOA replace their mailboxes as they believe the snowplow damaged them.

They asked what is the procedure to get this done. Jim Delcamp stated the estimate for the mailbox is \$56.96 without tax and that's per mailbox. I checked the price when I was in Menards and that is the exact price. I have pictures of the damage to the mailboxes. Jim Delcamp explained the damage to these boxes and passed the pictures around. He stated that

Board Meeting for January 10, 2007 New Business Cont.:

when this issue comes up again, we have to have a policy in place. There was discussion about the damage and what should be done. Ron Parke made the motion to replace both damaged mailboxes, and we get the old ones. Jim Beggs seconded it. There was a role call vote. Jim Beggs and Ron Parke voted yes to replace both mailboxes. Janice Bilton and Gary Raymond voted no. Jim Delcamp had to break the tie vote and he voted yes. He didn't think that both boxes needed to be replaced but in order to get the one box replaced because of the wording of the motion, he voted yes.

Motion Passed #08/01/04.

Jim Delcamp asked for any questions. There were none.

Jim Delcamp stated that we have another problem that was brought up and that's a CDL license. None of our maintenance people have a CDL. Ron Parke and Jim Coolman each have one. Jim Delcamp stated that he contacted our insurance agent about this and if the maintenance crew gets into an accident here at the lake and they don't have a CDL, they will be covered this time. But, it would be to our advantage if there was a CDL License. Since this is private property, we can drive

the dump truck on our property, but we cannot drive it out on public roads. There was much discussion on this subject and on the snow plowing of the roads this winter. Ron suggested that Carol should call some members who live here at the lake that have a CDL license who may be interested in plowing snow for pay. Jim Delcamp asked Carol to call the people to see if they want to help. We'll help them if they are not familiar with the handling of the equipment.

Jim Delcamp stated he had a letter addressed to the Board of Trustees about a salt spreader. Jim read the letter aloud. He stated that the Board has looked into this several months ago and got some prices. Some of the spreaders are for salt only. One reason the spreader wasn't purchased was because the Dues increase didn't pass. There was more discussion on this subject. Jim Delcamp stated that if or when we purchase a spreader, we want to make sure it's the right one for the material we use on the roads.

Jim Delcamp stated that the pump for County Rd R has been delivered and when the weather breaks, it will be installed.

BUSINESS FROM MEMBERSHIP SLIPS

There were no membership slips.

Jim Delcamp asked for a motion to adjourn. Jim Beggs so moved. Seconded by Gary Raymond.
Motion Passed #08/01/05.

James Delcamp, President

Gary Raymond, Secretary