

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING FEBRUARY 14, 2008

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

Minutes from January 10, 2007 Meeting: Jim Delcamp asked the board members if they wanted the January 10, 2007 minutes read or accept them as printed. Ron Parke 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 08/02//01.**

Treasurer's Report: In Rose's absent, Leo Navin asked members to refer to the Financial Sheets for January, 2007.

General Fund - - - - -	\$	29,288.37	
Petty Cash - - - - -	\$	200.00	
General Fund Savings	\$	16,683.10	
Dam Assessment	\$	<u>62,452.37</u>	
Total Current Assets			<u>\$122,057.91</u>

Leo Navin reported we earned interest on the general fund savings account in the amount of close to \$100. The utility expenses in January included two propane bills. That's why the utility expense appears to be so high. When we received the December bill, it was not correct. So, we did not pay it until it was in order. Our cash situation is currently sound with major expenses such as real-estate taxes and worker's compensation taxes accounted for. That is \$4,000 and \$1,500 respectively. We paid the bills for the bridge repair with money borrowed from the general fund since the collections for this special assessment is still short by about \$3,000 not collected. The drainage pump has been paid for, but we still have an outstanding bill of \$5,800 on dredge repair. I'll address this later. We have not received the insurance settlement for the accident yet and we anticipate that additional money will be needed to provide proper maintenance and repair of the dredge in house. We have made adjustments to our phone service that will result in some savings on line maintenance. The budget for our new fiscal year will be considered later in this meeting. Leo asked if there were any questions.

Jim Delcamp explained what the \$6,344.01 under equipment for the current month was. This is for the pump, which is better than the \$12,000 that was quoted.

Gary Mossburg had a question about the \$3,000 that is still outstanding from our membership for the bridge assessment. What is going on with that? Leo stated that the office has been working on getting those payments in by calling and sending out statements to either remind or threaten these members. We try as hard as we can to not turn it over to collection until we get beyond our 90 days. We should be getting more money in on the assessment if everyone pays. We anticipated that we would have to budget according to what we really expected. I hope we'll be okay. Jim Delcamp asked if there were any other questions on the treasurer's report, if not I'll entertain a motion to accept as given. Janice Bilton so moved. Jim Beggs seconded it. Vote was unanimous. **Motion Passed #08/02/02.**

Maintenance: Jim Delcamp - Snow plowing, snow plowing, snow plowing. I talked with Ron Parke and I told him that since he has the CDL license to run the big truck, I asked him if he

Board Meeting for February 14, 2007 Maintenance Cont.:

would take care of Seneca Drive and some of the other roads and to use his own discretion on whenever it would be done. That's the same way I had left it up to Gary Raymond on plowing the other roads, use your discretion. As far as maintenance on any equipment, we're not doing that. We're just trying to keep the roads plowed. As of today, I had to order two more big loads of sand. I didn't want to but Ron Parke said we were about out of sand. I hope that Mother Nature is kind to us and this is enough sand for the season. This will make pretty close to 100 tons if we use these two loads. Ron Parke stated that he did not have a new bus route. Carol Swiatkowski was asked to call Tina Sobczak or the bus maintenance barn to get an updated route.

Ron Parke stated I would like to ask the board if we could leave the white truck up here at the maintenance shop so I could use it to clean up Seneca Drive and/or to go around the lake and check the roads instead of using my own truck. Jim Delcamp asked for a motion. Ron Parke made the motion that the white truck be left inside the fence at the maintenance shop. Leo Navin seconded it. Jim Delcamp asked for discussion and then asked for a vote. Vote was unanimous. **Motion Passed #08/02/03.**

Ron Parke asked if we could put the new blades on the trucks? Jim Delcamp said that he was putting it off because of the weather. The ground is too cold for the maintenance crew to lay on that cement. Ron Parke volunteered to put them on and adjust them so they are closer to the road. Jim Delcamp said he will have the crew put the blades on this next week. Jim Delcamp asked for any other questions. There were none.

Dredging & Crane: Gary Raymond - Absent. Jim Delcamp stated we're in the process of repairing the dredge and the status on the crane is the same.

Legal & Office: Rose - Absent. Leo Navin stated we've been in contact with Mr. Butler with respect to several pending legal matters including real-estate contracts, the insurance settlement mentioned previously and enforcement of lake rules, regulations and deed restrictions. I spoke with Mr. Butler within the past week and he said he would get back to me. Cases that have not been handled by our office or Action Collectors are in the hands of his firm for resolution. Those generally are cases which we have had for quit a while and then the legal system grinds so exceedingly slow, there are things pending there that have been pending for a considerable length of time. Jim Delcamp asked for any questions. There were none.

Lake & Dam, Long Range Planning, Legal & Office: Leo Navin - No report for the lake & dam. I would like to remind the membership that the board is working on a proposal to formalize the inspection of our dam and bridges. Such inspections should be done periodically by qualified inspectors to ensure that these valuable assets of the lake are kept in good condition. Jim Delcamp asked for any questions. Gary Mossburg asked if Leo had any idea how much it will cost to hire these inspectors? Leo Navin stated that when we talked with Albright about the bridge inspection, Jim Albright thought it would cost a couple hundred dollars. For the dam inspection, I have a maintenance guide. The problem isn't what to do, but there are things that we may not catch and a professional will. We have to be pro-active on this. In terms of cost, I don't know. We'll have to put this out for bids. Gary Mossburg stated that we could have the state of Ohio to come in here to do the inspections. Ron Parke said that he went around with the **Board Meeting for February 14, 2007 Lake & Dam, Long Range Planning, Legal/Office Cont:**

ODNR representative, but I can't tell you why they haven't inspected lately. Jim Delcamp said we'll have to go to the board member who was responsible for the dam or check the dam file in the office. More discussion followed. It was decided to investigate this further. Jim Delcamp asked for any other questions on this subject. There were none.

Leo Navin stated that the office has been operating with limited staffing recently because of illness (Carol) and surgery (Linda). Doing a fine job in keeping up at a very busy time of year thanks to the assistance of various volunteers. I'd try to list them, but I'm afraid I'd miss some of them. Help on the Newsletter from Judy Abbott, Mandi Crawford, Janice Bilton and Linda Earhart and help sorting property tax bills from Ron and Marge Parke are two examples of the valuable assistance on time-consuming tasks. Volunteer help with the Dues computation, which is very time consuming, will be greatly appreciated since these must go out by March 1st.

Members do not realize how much volunteer contribution make up the operations of LSPOA. When we meet up with the many volunteers, we should extend expression of appreciation for all they have added to our organization.

Jim Delcamp asked for any questions. There were none.

Public Relations & Long Rang Planning: Janice Bilton - On Long Range Planning, I'm going to develop a list of things that we need to get done in the next five years. That will be the roads, maintaining the dam and bridges and the equipment. Eventually we're going to have to look at some kind of money somewhere along the line to maintain this stuff. Several years ago, it cost about \$50,000 to chip and seal one mile of road. That's just Seneca Drive. What it would cost today, I don't know.

Public Relations, the newsletter is done. We did it a little differently and hopefully the next time we do it, it will be a lot easier. With Mandi Crawford and Judy Abbott's help on the computer, it made it easier. The newsletter will be out by next week. If anyone wants to help as in writing an editorial or coming in to help collate it, we're coming in Monday to put it together.

Jim Delcamp asked if anyone had any questions. No questions.

Building & Grounds: Jim Beggs - I issued a building permit yesterday for a brand new log home over on lots 986 & 987. He has all of his permits and septic permit.

A follow up from last month when we talked about calling Ed Kidston from the Turnpike Commission on what they do with bent guard rails or when road signs get bent up and are discarded. I got in touch with Ed. He's not really sure what they do with that stuff. If there's anything they could do to help us get that stuff, he'll let us know.

Jim Delcamp asked for any comments or questions. There were none.

Security & Waste Water & Bridge: Ron Parke - Not too many complaints on security. Just a few snowmobiles running around. The bridge is done. We don't have the portals up, but they're ready to install when the weather breaks.

Jim Delcamp asked about the load limit signs. Ron Parke said he just spoke with Jim Albright from the Bridge Doctors today. He's still working on getting the signs.

Jim Delcamp asked for any other questions. No questions.

Board Meeting for February 14, 2007 Committee Reports Cont.:

Recreation Committee: Lori Poynter - Lori Poynter absent. Jim Delcamp asked if anyone had anything from the Rec Committee. Ron Parke stated that there's a Valentine's Day dance this Saturday. Carol Swiatkowski stated that March 15th is St. Patrick's Day potluck (any green food) and Euchre and Texas Hold'em. The following weekend is Easter for the kids. In April we'll have a Spring dance.

OLD BUSINESS:

Bridge Update - Ron Parke stated that the only thing we have is that last payment. Jim Delcamp stated that the check was signed today and will be put in the mail tomorrow. Ron Parke said as far as the structural repair, the bridge is done. We do have concerns about the painting of the bridge. We have a couple of proposals from Albright. We have one for cleaning the bridge and painting it and one for using epoxy on it. Using epoxy is quite a bit more than paint, but the life span of epoxy is quite a bit more than painting. As quick as the weather breaks, I'll get others to quote on it so we have several prices. Jim Delcamp stated that we're also going to look at the island bridge because it has a little surface rust, but as far as everything else, it looks really, really good, but we need to take care of it now.

Dredge - Jim Delcamp stated that the bill from Mr. Gallagher was for all the repairs he did to the dredge, which was the drive motor, the arms were remade and extra bolts, etc. We were waiting to pay his bill with the settlement from the trucking company insurance company. Leo Navin made a motion to pay this bill. Gary Mossburg asked if Mr. Gallagher was the guy that borrowed the dredge in the first place. The answer is yes. Gary Mossburg asked if it's his insurance company that we have to take legal action to get payment. The answer was no, it is the trucking company's insurance. Leo Navin explained that the trucking company's driver damaged the dredge. Mr. Gallagher repaired the dredge because he was the only one in the area with the expertise to work on it. He did not have any responsibility for the accident. Gary Mossburg said he is responsible because Mr. Gallagher contracted this trucking company. Carol Swiatkowski stated that Mr. Gallagher informed the driver to take the Turnpike, but he did not. There was much more discussion on this subject. Jim Delcamp asked for a second on the motion to pay this bill to Mr. Gallagher. Jim Beggs seconded it. Vote was unanimous. **Motion Passed - #08/02/04.**

NEW BUSINESS

Budget - Jim Delcamp stated that this has to do with the budget we present to the membership at the annual meeting in May. Leo Navin stated that the Board met on the budget and adjustments for the coming year, so we're going to have a relatively tight budget. We'll have a projected income of about \$280,000 and the expenses of about \$238,365 with the net income of \$41,635. You have to keep in mind that the net income figure is not really a net income figure because the \$41,000 is our payment on the principal of the dam. So, we really have a balanced budget. In this proposed budget, we have about \$635 extra and that's about it. We know that during the year, we'll have to make adjustments. We budget on the basis of the collected membership payments and dam assessment payments.

Jim Delcamp asked for a motion to approve this budget to be presented to the membership at the annual meeting. Jim Beggs so moved. Ron Parke seconded it. Vote was unanimous. **Motion Passed #08/02/05.**

Board Meeting for February 14, 2007 New Business Cont.:

Nominating Committee - Jim Delcamp stated that a nominating committee needs to be found for this year and it has to be at this meeting. Janice Bilton asked if the four members present would like to be on this committee. Janice explained that you call people to get them to run for the Board. There are three openings and I would like to see two people for each opening.. People on the Board cannot be on the nominating committee. I would like people who are displeased on how the Board is run to run for the Board. Gary Mossburg said he would mention it at the dance this weekend. Janice Bilton said this information is in the newsletter along with a candidacy form to fill out for those interested.

Dues Proposal - Jim Delcamp stated that we need to think about a Dues proposal to present at the annual meeting. We squeezed through this year and have been very lucky. I realize what the economy is, but one thing we've got is the painting of the bridges, which really have to be done. If we can't find some revenue for that from the membership, it will have to be taken out of the budget and something else will be cut from the budget. This has to be done to protect our investment. We also have culverts that need to be repaired. It was suggested by Gary Mossburg to ask for a more conservative increase such as \$25 and look at that kind of income and see what that would do for us. There was more discussion on this issue and the issue of the Dues increase proposal presented last year. After much discussion, the Board decided to form a sub-committee with three Board members and three non-Board members to formulate revenue increase options that could be presented to the Board for their decision making on what will be presented at the annual meeting. Jim Delcamp stated that this will be put together at the next meeting.

BUSINESS FROM MEMBERSHIP SLIPS

Jim Delcamp stated that he had one membership slip from Gary Mossburg. Gary is concerned about the LSPOA trucks turning around in his driveway. He would like to limit that somehow. Gary stated he owns the lot next door and proposes for that lot to become the turnaround. If people pull in my driveway and back out, they hit my mailbox. I'm trying to alleviate that. I would like the Board's approval to use my side lot as a turnaround and not my driveway. The Board agreed with this proposal and will add stone to help build it up.

Janice Bilton suggested paying Judy Abbott for working on the newsletter as this is a very time consuming project. Janice will ask Judy how much she would take to be compensated for her work.

Jim Delcamp asked for a motion to adjourn. Jim Beggs so moved. Seconded by Janice Bilton.
Motion Passed #08/02/06.

James Delcamp, President

Janice Bilton, Vice President