

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING MARCH 12, 2009

Janice Bilton opened the meeting. The following board members were also present: Lynn Elston, Mark Shenkel, Jim Donze. Tim Moll, Ron Parke & Jim Delcamp were absent.

Minutes from February 12, 2009 Meeting: Janice Bilton asked the board members if they had any questions, additions or changes to these minutes. Lynn Elston made the motion to accept the minutes as printed. Jim Donze seconded it. The vote of Board Members present was unanimous.

Motion passed - Motion 09/03//01.

Treasurer's Report: Lynn Elston asked the members to review February Balance Sheet as follows:

LSPOA Checking	-----	\$	1,856.78
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	108.81
C D Savings	-----	\$	30,047.87
Dam Fund - Savings	-----	\$	6,722.01
Capital Reserve Account	-----	\$	10,301.69
C D Savings - Dam Acct	-----	\$	57,176.99
Operating Reserve	-----	\$	13,794.34
Emergency Reserve Fund	-----	\$	<u>480.98</u>
Total Current Assets			<u>\$120,689.47</u>

This is the end of our fiscal year. We've created some more specific accounts. The Capital Reserve Account is going to be used for infrastructure improvements only such as roads, bridges, culverts, buildings, etc. Don't let the total current assets mislead you into thinking we have a lot of surplus money. A lot of that money we're putting in that reserve to fix the infrastructure is coming from the \$30 lot fees. Therefore if you take that out, the only thing that's going into the operating fund now to operate the business on is the \$275. The Board made this decision so we can fix up the roads, bridges and culverts, which are long overdue.

We really got a lot of money in when we clamped down on the collection process. In February we got almost \$10,000 in that we were not anticipating getting. The really good news is we saved a lot of money in just cutting back in the expenses.

The Trustees decided this year is a good year to try to get everything done because with the economy the way it is, there are people willing to work a lot cheaper than normal. The price of petroleum products are down compared to last year.

We have another committee that we're putting together to help fundraising. It will be a two-part committee. One part will be strictly for technical and analytical people to help us analyze the roads and bridges to see what needs to be done in the next five years or so. The other part of that committee will have an auction every year and get the community working together.

Janice Bilton asked for a motion to accept the Treasurer's report. Jim Donze moved to accept the Treasurer's report. Mark Shenkel seconded it. The vote of Board Members present was unanimous.

Motion passed – Motion #09/03/02.

Janice Bilton asked if there were any questions. Courtney Earhart suggested to talk with the County Commissioner about helping us with our roads or reduce some of our property taxes. Lynn Elston stated that we will follow up on this.

Board Meeting for March 12, 2009 Committee Reports Cont.:

Maintenance & Long Range Planning: Jim Delcamp – Absent.

Janice Bilton stated that Nancy Elston & Sue Shenkel have volunteered to do the newsletter. Any articles, comments, editorial you want in the Thunderbird needs to be in by March 18th. Board Members need to get their articles in.

Lake Seneca Property Owners Financial Management Plan has good information in it and anyone who wants a copy of this should just ask.

Janice Bilton wanted to mention that we have gotten quit a bit of money in from back dues. We are going to keep on this. For the collection for February, we collected \$9461.12. The attorney will get 1/3 of what they collected. We had \$12,586.46 expenses in February.

Dredging & Crane, Bridges: Ron Parke – Absent. Janice Bilton stated that Ron Parke spoke with her about getting the crane and dredge cleaned up and ready for Spring.

Office: Lynn Elston – The office personnel spend half their time in collecting dues and talking with people. Brandy Saladin has been working strictly with the collection process. Sometimes some of those people are sort of abusive. If these people have a problem, they should contact the Board Members. We are strictly following the By-Laws which were voted on by the membership

Legal: Jim Donze: We collected about \$30,000 in the last two months.

Jim Donze stated that the Township where he is a trustee got a contract to have stone hauled and dumped in a pile plus a double chip & seal. It was \$34,500 worth of stone to do a mile and \$26,000 per mile to double chip & seal. Double chip and seal is where they chip and seal with #6 stone and turn right around and chip and seal with #8 stone over the top of the #6.

Bill Collins made a comment about being careful about letting too much pressure be put on us that hurts the budget in other ways. The roads are like they were when we came out here. In time, we hope they can be better, but we don't want to handle them in ways that make other elements of the budget almost unmanageable. Lynn Elston disagreed with Bill. Lynn stated that the roads were in much better shape 6 or 7 years ago than they are now. It has been that long since Seneca Drive was chipped & sealed. There was more discussion on this subject. There was a suggestion about having load limits on our roads during certain times of the year also.

Public Relations & Long Range Planning: Janice Bilton – We spoke about the Care Plan which would go into the Long Range Planning and this Financial Management also for Long Range. We need to get some people in here to figure out what we really need and what we can do that is the least expensive but done right. These are April & May things to think about.

In May we have a vote coming up for the school levy again. They want 8.1 mils instead of the 8.2 they wanted in February. A question was asked if anyone has contacted the wintering people. Lynn Elston stated that he contacted several people down in Florida about this. There was an article in the Bryan Times about this levy which supports the No vote. This article will also be in our Thunderbird newsletter. There was more discussion on this subject

Building & Grounds: Mark Shenkel – The only thing I have is a building permit approved for a small fence and a deck at his property where they live and also a culvert for a vacant lot they own.

Board Meeting for March 12, 2009 Committee Reports Cont.:

Security, Waste Water, Lake & Dam: Tim Moll – Absent, Working out of town.

Lynn Elston commented that the Dam report came back from ODNR and the Board of Trustees are reviewing it.

At this point in the meeting the recorder stopped.

Recreation Committee: Lori Poynter – Absent.

Deed Restrictions, By-laws and Rules Committee: Janice Bilton -

Beautification: Barb Hulisz –

OLD BUSINESS:

Budget – Janice Bilton stated that the Board met on March 5, 2009 at 7:00 pm to discuss the budget.

Newsletter Articles – Janice Bilton advised everyone to have their newsletter articles in now.

Propane Tank – Mark Shenkel made the motion to purchase a 1000 gallon propane tank. Jim Donze seconded it. **Motion Passed – Motion #09/03/03.**

Mark Shenkel made the motion to accept the propane price of \$1.40 for a year. 2,000 gallons will be purchased. Lynn Elston seconded it. Three voted yes and one voted no. **Motion Passed – Motion #09/03/04.**

NEW BUSINESS

BUSINESS FROM MEMBERSHIP SLIPS

No Membership Slips.

Janice Bilton adjourned the meeting.

Janice Bilton, President

Lynn Elston, Treasurer