

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING JULY 9, 2009

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

Minutes from June 11, 2009 Meeting: Janice Bilton asked the board members if they had any questions, additions or changes to these minutes. Ron Parke made the motion to accept the minutes as printed. Lynn Elston seconded it. Vote was taken and it was unanimous. **Motion passed - Motion 09/07//01.**

Treasurer's Report: Lynn Elston asked the members to review June 2009 Balance Sheet as follows:

LSPOA Checking	-----	\$	13,156.49	
Petty Cash	-----	\$	200.00	
Operating Fund - Savings	-----	\$	50,882.39	
Dam Fund - Savings	-----	\$	12,249.26	
Capital Reserve Account	-----	\$	28,994.99	
Operating Reserve	-----	\$	28,986.51	
Emergency Reserve Fund	-----	\$	<u>15,519.62</u>	
Total Current Assets				<u>\$149,989.27</u>

On the Balance Sheet, we made a Dam Loan payment of \$61,729. Out of the Capital Reserve account will come the Bridge repair in the amount of \$12,700 some dollars. The Operating Reserve is money left over from last year. We will not be using that until we use up all the current operating money. Hopefully we'll be able to carry some of that over to next year. The Emergency Reserve Fund is in the bank drawing interest. Hopefully we won't have to use this unless we have an emergency and there's no other money to be used. If you go to the second page, the first item is grants. I've applied for a \$1500 grant from North Western Electric and we should be hearing from them in a week or two. If we get refused, I'm going to apply every three months. Under the Donation account, \$800 of that came from Beautification to help buy the propane tank. As far as membership dues, we still have about \$20,000 out there that we haven't collected yet. Basically we're sitting pretty good thanks to all our volunteers. Lynn Elston asked for any questions. Jim Delcamp asked if this \$470 in the Licenses account is for licensing the dump truck? Lynn Elston explained that we have 2 to 3 weeks to make the decision whether to license the dump truck and the white truck or not. No other questions. Janice asked for a motion to accept the Treasurer's report. Ron Parke made the motion and David Deubner seconded it. **Motion Passed – Motion #09/07/02.** Vote was unanimous.

Maintenance & Bridge: Ron Parke – The Bridge Doctor has started to do maintenance on the bridge. He's scraping and painting the bridge. He figures he'll be done in about a week or 10 days.

The volunteers have been outstanding keeping all the entrances mowed and sides of the roads. One guy volunteered to spray under the guard rails and down below the Dam. We got the dredge in about a week or 2 ago. It's hooked up and working. The big tractor has a water pump out. The alternator on the dredge went out yesterday. We've cleaned up the burn pile and hauled 4 loads out of there. There has been a lot of maintenance on the equipment; too numerous to mention. Any questions? A question was asked about having someone check the bridge yearly. Ron Parke said yes, there will be someone to checking the bridge annually.

Board Meeting for July 9, 2009 Maintenance Report Cont.:

Another question was what are the plans for the bridge on the island? Ron Parke answered nothing this year. We just don't have any money this year. The Bridge Doctor did give us a cheaper quote than he gave us before.

On the pump, Jeff Weaver and Bob Bandeen went down to see what kind of connection we need to get that pump running. I'll call him tomorrow to see what he found out.

Office: Lynn Elston – The only thing I have to report in the office is Carol is dealing with some critical issues with her family. She's been off work a couple of days. Her son had emergency surgery. He was pretty critical. Outside of that, they're working on collections and invoicing the mowing. Officially the office is open on Monday, Wednesday and Friday and during the summer on Saturday.

Legal & Long Range Planning: Jim Donze – There have been a bunch of liens filed. Still working on collections. John Halderman asked if someone puts their house up for sale and they're delinquent, is there a program in place to get a lien on that property right away? Janice Bilton explained if they're 90 days behind, they've already been notified. Lynn Elston said the by-laws tell us after 90 days, liens are filed and that's what we're doing.

On another issue on enforcing our deed restrictions and rules, we're looking at hiring a part-time deputy next year to enforce our rules from May 15th to September 15th. We have to come up with \$12,000 to \$15,000 to pay for this. We need Sheriff Beck out here to see what he can and cannot do for us. Much more discussion followed.

Janice Bilton asked for volunteers to form a committee to put the information together so this deputy knows what we expect from him or her. Lynn Elston stated that this committee should go down to Choctaw Lake and have the Lake Manager walk them through what they had to do to give the deputy authority. Much more discussion followed about handing out stickers for watercraft and recreational vehicles to members in good standing and having a system in place to enforce our rules, by-laws and deed restrictions.

Public Relations & Long Range Planning: Janice Bilton –

Building & Grounds: Mark Shenkel - We have a small cost savings with replacing the bulbs at the entrance signs and Steve & Vicky Moore donated a timer for it. By installing that timer, it went from 8 kilowatt hours per day to 3. It saves about \$12 a month.

I'm working on the doors for the lodge and the office. Lynn & Nancy Elston are going to be painting the doors. I'll be replacing the cable across the street behind the restaurant. When I get done with all that, I'll get Econogas out here to pump the propane out of the tank out there so we can install our own tank.

The people came in for mosquito spraying. They put pellets in the swampy areas to kill the mosquitoes and fogged the entire community. This is supposed to be a 4 to 6 week's treatment and the pellets are good for 3 to 4 months.

Lake & dam, Waste Water: David Deubner – I just picked up the stuff from Tim Moll. He did the water test in June and it tested fine. Some brush & trees need to be taken out of the Dam area and the spillway. Ron Parke stated that he sprayed the brush down there and when we get the trees out, we'll spray that area also.

Board Meeting for July 9, 2009 Committee Reports Cont.:

Security, Dredging & Crane: Tim Moll – Absent. Janice Bilton stated that Ron Parke got some volunteers together to put the dredge in. David Deubner stated that on the March agenda, we should allocate a timeline for the different maintenance things to be done so Board Members all know what needs to be done and when. For instance like the mosquito spraying. Ingrid Halderman made the suggestion to set a date on when the dredge should be put in the lake and stick to that date. Lynn Elston suggested that a dredge & crane committee should be formed to make this happen. Sue Shenkel said that we have a Trustee in charge of this. David Deubner stated that even though an individual is assigned responsibilities, we have to provide general oversight because each one of us can get busy and slip up. I would like to move that we establish a board schedule to consider things that we know we will have to deal with every year and that we decide when we're going to do what's on the schedule and make sure we make decisions on time and have the funding for it. Lynn Elston stated that there has never been a funding problem for the Dredge & Crane. The last Board made sure of that. Janice Bilton asked David Deubner to put his suggestion into a motion. David Deubner made the motion to establish a Board schedule for the year, month by month, on things we know have to be in place at that time weather permitting and publish it for future agendas. Janice Bilton asked for a second. Mark Shenkel seconded it. Vote was unanimous. **Motion Passed – Motion #09/07/03.**

Jim Delcamp asked if the nut on the propeller was checked. Ron Parke stated that it was checked last fall when it was taken out and when we put antifreeze in the pump. The last two times it was checked it was tight.

Beautification Committee: Barb Hulisz – Jan Boerst reported that Barb is still in rehabilitation for her knee surgery and will be coming home this Friday. We are not having any more projects this year. I wanted that kitchen floor replaced in the lodge, but don't know when that will happen. I think the garage sales were successful. We had 40 pieces of chicken left and that was gone by Monday. We had some cooked ground beef left to sell for whoever wants to buy it. The bake sale was wonderful. I don't know what our profit was for the garage sale day, but will have that information for the next meeting.

Recreation Committee: Lori Poynter – Absent. Janice Bilton asked Ron Parke to report. Ron Parke stated that we had horseshoes & volleyball tournaments. We don't have anything until the first Saturday of August. We'll have the Hog Roast and the Luau on the first of August. No questions.

OLD BUSINESS:

None

NEW BUSINESS

Janice Bilton informed the audience that she was going to ask for a motion. I'm asking for a motion to spend \$15,000 out of the Capital Improvement Funds to chip & seal and patch and upgrade Seneca Drive. Rowe Contractor (Bruce Ernst) will make the decisions as to what repairs will be made per his professional expertise. We'll have two billings. One for the south side from Lumbee to the water tower section and the other for all the other sections of Seneca Drive. Janice Bilton asked for a motion. Ron Parke made the motion to spend up to \$15,000 for this improvement. Lynn Elson seconded it. Janice Bilton asked for discussion. A question came up as to why two billings? Lynn Elston stated that a lot of damage was done on Seneca Drive between Lumbee Lane and the water tower a year ago.

Board Meeting for July 9, 2009 New Business Cont.:

The Board in May 2008 made a motion to fix the damage and bill the trucking contractor who did the damage. This billing will have to be sent to that trucking contractor who damaged that section of the road. This board has to follow up on that motion.

We hope to get more cold patch and fill the holes and then Bruce Ernst will come in to seal it and try to hold those chunks of road together. This contractor suggested that in February, March and April we should cut down to 40,000 lbs gross on these roads. Jim Delcamp stated that you have a problem with the weight of the garbage trucks. The majority of them run 45,000 to 65,000 lbs.

John Halderman stated that he would donate his time and bobcat to scrape up the brim of the road and put it in the dump truck. The board members thanked John Halderman. Lynn Elston stated that after we pay for this improvement job, there will be \$2,000 to \$3,000 in that Capital Improvement Fund. We're still collecting on that. Next year we can go on to other projects.

Janice Bilton asked for a vote on this motion. Lynn Elston abstained. The remainder of the board members present voted yes. **Motion Passed – Motion #09/07/04.**

BUSINESS FROM MEMBERSHIP SLIPS

Jim Delcamp on Maintenance – Jim asked Ron Parke why the grader is sitting outside instead of in the barn. Ron Parke stated that we use it off and on so during the summer it will sit outside. During the winter months it will be in the barn. Jim Delcamp asked will there be any paid maintenance people this year? Ron Parke stated that he cannot answer that question. Jim Delcamp pointed out that the guard rail on Seneca near Tass Road needs repaired and there is a culvert that needs repaired over on Maka Trail. John Halderman stated that he and Ron Parke were going to fix the guard rail and Ron Parke stated that they knew about the tile on Maka. We do have to extend that road and fix that tile. Ron Parke asked for any other question. There were none

Gary Mossburg – Gary complained that he did not have any notice about the volunteers using his drive on his adjoining lot for installing the dredge pipe and my concern is the breaking of the culvert because now they're running heavy equipment over it. I also planted trees and one was run over, so I just want to know what will take place. Janice Bilton asked what Gary Mossburg wanted. Gary will be planting trees on this property line. Larry Huffman suggested to possibly move the pipe to another piece of property and land-lock those three pontoons. Much more discussion followed. Gary Mossburg said to keep the project going. The dredging needs to be done. Janice Bilton stated that we will fix the problem with grass seed and a tree will be planted in the fall when the dredging project is complete.

No other business. Janice Bilton adjourned the meeting.

Janice Bilton, President

Ronald Parke, Secretary