

LAKE SENECA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING APRIL 8, 2010

Minutes of the Lake Seneca Property Owners Association, Inc. Membership Meeting
Held at Lake Seneca Arrowhead Lodge on April 8, 2010.

Trustees Present: Janice Bilton, Jim Donze, Ron Parke, Lynn Elston, Mark Shenkel and David Deubner.

Meeting called to order by Janice Bilton. Remarks: Janice Bilton thanked all the volunteers for all their help.

Motion to accept minutes of previous Membership meeting dated: March 11, 2010.

Motion made by: Lynn Elston Second by: Jim Donze

Motion passed: Yes = Unanimous, accepted as is. **Motion #10/04/01.**

Treasures Report: Lynn Elston. **1.)** Balance sheet as presented for Marcy 31, 2010:

LSPOA Checking	-----	\$	15,037.68	
Petty Cash	-----	\$	200.00	
Operating Fund - Savings	-----	\$	39,375.18	
Dam Fund - Savings	-----	\$	69,480.74	
Capital Reserve Account	-----	\$	41,928.74	
Operating Reserve	-----	\$	30,071.96	
LSPOA Checking w/Huntington Bnk		\$	2,544.85	
Emergency Reserve Fund	-----	\$	<u>16,018.86</u>	
Total Current Assets				<u>\$214,658.01</u>

2.) Revenues and expenses as presented for March 31, 2010. **3.)** CPA charges = \$1,825 for Taxes this year. Other CPAs cannot match this price. \$1,400 last year. **4.)** Still pursuing Dam refinance with help from Rep. Latta's staff. Tied to 20 year Treasury note. **5.)** Lodge building re-valuation not back yet. \$134,000 vs \$75,000 valuation. **6.)** Transferred \$9,810 from Operating Reserve to Capital Reserve to pay for LSPOA's (327) - \$30 lot fees. Can now vote these lots for Deed Restrictions. (Motion #10/03/06). **7.)** Still trying to get \$200 from Huntington Bank for opening checking account and credit card account. **8.)** Lost one member in good standing, have about 393 members left. **9.)** Looking at old accounts with office staff to see if we can get any money from them. **10.)** Need motion to withdraw money from Capital Reserve Account for Road Improvements per passed Motion #10/03/05.

Motion to accept Treasures Report:

Motion made by: Jim Donze Second by: David Deubner

Motion passed: Yes = Unanimous No = A = **Motion #10/04/02.**

Maintenance & Bridge: Ron Parke Equipment is back in shape thanks to some volunteers. We've been hauling a little dirt, sand & gravel. There's still an issue with the pump on County road R. Need to make a decision on converter. We have two pumps at Owens Electric for repair. Volunteers have graded the back roads. The barge will be going in the lake this week or next and the pipe is almost ready for the dredge. We also need to get the buoys in.

LSPOA Board Meeting April 8, 2010 Committee Reports Cont.

Office: Lynn Elston reported 1.) Staff – working on Newsletter, Working on Accounts Receivable – never ending job!, Paying Bills, Tax information for CPA, Building Permits & Dirt sales, Dock & Lodge rentals, Legal issues – Approximately 70 accounts at Attorneys & 14 at Collections and many others behind on Dues, Monthly Invoices & Statements. The Staff are doing a good job despite lots of Distractions!!!

Legal & Co-Chair Long Range Planning: Jim Donze reported Lynn Elston has been working on legal. Lynn Elston also reported that Rick Lavinsky, the Ohio Lakes attorney, stated there is no requirement to record the By-Laws.

Public Relations & Long Range Planning: Janice Bilton stated the Easter activity for the kids was very good. There is an exercise activity every Monday, Wednesday & Friday at 9:30 in the lodge. Good turnout.

Building & Grounds: Mark Shenkel stated there have been Building permits issued for a porch enclosure, for re-installing a fence and a permit for a new home. I am collecting estimates for Mosquito spraying, Porta Potties and Lodge Roof.

Lake & Dam, Waste Water: David Deubner reported the Dam is looking good. Wait until low flow to inspect. Will start testing water this month.

Security: Mark Shenkel reported there is a new lock at the Boat Launch. I installed a sign there giving phone numbers of people to contact for those who did not get the combination. We will be changing the combination randomly.

Recreation Committee: Lori Poynter reported she will get a hold of the Pepsi company to get a Pepsi machine outside the Lodge and possibly an Ice machine. Pot Luck is this Saturday at 6:00 pm.

Beautification Committee: Janice Bilton reported the Beautification Committee will be meeting next Monday at 7:00 p.m.in the lodge.

Long Range Planning - Road Committee: Ron Parke reported they have had a couple of meetings and have sent letters to different haulers to invite them to meet with the Committee here at the lodge. We got an estimate on pipe for the culverts at Hickory Hill, Seneca Isle and the Kiddie Pond. Ed Kellogg gave us a good estimate of \$3,000. It will cost around \$10,000 in total. Cold patch needs to be put down before we chip and seal. Lynn Elston will contact Bruce Ernest to coordinate the chip & seal.

Ron Parke made the motion to release \$10,000 from capital Reserve Fund to replace culverts and other costs related to installation.

LSPOA President & Treasurer will transfer money to pay these bills.

Motion made by: Ron Parke Second by: Mark Shenkel

Motion passed: Yes = Unanimous No = A =

Motion #10/04/03.

