

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING AUGUST 12, 2010**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting
Held at Lake Seneca Arrowhead Lodge on August 12, 2010

Trustees Present: Janice Bilton, Jim Donze, Ron Parke, David Deubner, Lynn Elston, Roger Pontious and Bill Mapes were absent.

Meeting called to order by President: Janice Bilton

Motion to accept minutes of previous Trustee meeting dated: July 8, 2010

Motion made by: Ron Parke Second by: David Deubner

Motion passed: Yes = Unanimous, accepted as is. **Motion #10/08/01**

Treasures Report: Lynn Elston Absent. Janice Bilton read Lynn's report See Balance Sheet and Expenses as presented for July, 2010:

LSPOA Checking	-----	\$	7,788.66
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	49,076.58
Dam Fund - Savings	-----	\$	17,043.31
Capital Reserve Account	-----	\$	50,044.42
Operating Reserve	-----	\$	20,312.81
LSPOA Checking w/Huntington Bnk		\$	3,458.97
Special Road Assessment	-----	-\$	19,950.00
Emergency Reserve Fund	-----	\$	<u>16,059.07</u>
Total Current Assets			<u>\$183,933.82</u>

The LSPOA Financial System meets or exceeds all requirements of the New Ohio "Planned Community Bill" including the need to have Reserve Accounts for Capital Improvements.

- All account budgets are tracking as normal.
- Incoming revenues are tracking as expected.
- Volunteers helping to keep costs down. Thanks to all that help!
- Trustees doing Good Job in managing Budgets.
- There is some need to be concerned about legal costs going forward. Need to make sure we get proper return on our legal investments! (attorney costs)
- Applied for Copper Belly Water Snake Government Grant.
- Will Pre-Buy 1700 gallons of LP Gas before September 1st to save about \$1,500.

Does anyone have any questions? No questions

Motion to accept Treasures Report:

Motion made by: Ron Parke Second by: Jim Donze

Motion passed: Yes Unanimous.

Motion #10/08/02.

Board Meeting for August 12, 2010 Committee Reports

Maintenance & Bridge: Ron Parke – Cold-Patch was purchased to fill holes before Chip & Seal is applied. Chip & Seal will be done within the next 2 to 3 weeks. We have dust-down to do again. The Portals on the bridge were hit. They will need to be replaced. We will also need to get stone for Pueblo & Alleghany where new house is going up.

Dredge & Crane: Roger Pontious – Absent. Ron Parke reported some guys fooling around down by the crane. I found a cooler with a funnel, muratic acid & drain cleaner in it along with other items. Janice Bilton asked people to keep their eyes open for any drug activity. Ron Parke also reported that the dredge is operating 5 days a week.

Office: Lynn Elston – Absent. Janice Bilton read the office report. Office staff are doing a good job working on Special Road Collections and all other office related activity.

Please be considerate when in the office so that office staff can do their jobs in an efficient manner.

Starting after Labor Day in September, the office will be open Monday, Wednesday and Friday 9:00 am to 1:00 pm.

Legal & Co-Chair Long Range Planning: Jim Donze – 16% of our Membership Accounts are at the Attorney. 31 Accounts are at the Collection Agency.

Public Relations & Long Range Planning: Janice Bilton – We need help with the Newsletter. Anyone interested, please call me or see Carol.

Building & Grounds, Security: Bill Mapes – Absent. No report.

Lake & Dam, Waste Water: David Deubner – The July water test was good. Darrel Durham, Ron Parke and I tried pulling rocks out of the flip-bucket. Not sure if that was efficient. Will get in there in the fall when we lower the water.

Security: Bill Mapes – Absent. No report

Road Committee: Courtney Earhart – Met yesterday and discussed how we can enforce our signs. Spoke with Sheriff Deputy and our Attorney. All new homes/construction trucks will need to show weight slips. Someone from Klink from Indiana has equipment to tear up roads and will be here on a Saturday to check our roads.

Recreation Committee: Lori Poynter – The Hog Roast this Saturday will be from 1:00 pm to 5:00 pm and the Luau will be from 6:00 pm to whenever on the beach. In case of rain, the Luau will be at the lodge.

Beautification Committee: Barb Hulisz – We're not doing too much. It's been too hot. Thanks to Courtney Earhart for weed whipping and to Jan & Al Boerst for working out here next to the sheriff's office.

Board Meeting for August 12, 2010 Cont.:

Old Business

Janice Bilton – Aqua Ohio will no longer charge for availability fees. Our water bill will be \$36.00.

Reminders of: Curfews and direction of going around the lake – Janice Bilton reported Counter-clockwise is the direction.

LSPOA Buying and selling lots – Janice Bilton reported The Membership made a motion to sell lots. We are not buying lots from members in lieu of their debt.

New Business

Incident with pontoon & wave runner – Janice Bilton – I spoke with the people and told them to get the numbers off the boat or wave runner and report to the DNR and/or Sheriff.

Changes of Rules – Janice Bilton – There are 3 changes to the Rules that need to be made before we record them. We have to record the Rules & By-Laws by September 8, 2010.

Business from Membership Slips

Rocky Warner – On Security – Go back to the old way and get a lock for the launch. Ron Parke reported that the locks are always broken or stolen.

Courtney Earhart – Why is there \$10,000 for security? David Deubner answered we need to get the funding then start a plan.

Gary Mossburg – Why are we dredging over at the island? A professional engineer was visiting my house and he said we should be dredging where the river flows into the lake (the “Delta”). Ron Parke explained that they have dredged there for the past two years. Dredging needs to be done all around there including around the island.

Janice Bilton asked for a motion to adjourn.

Motion made by: Jim Donze Second by: David Deubner

Motion passed: Yes Unanimous

Motion #10/08/03.

Janice Bilton, President

Approved

Ron Parke, Secretary