

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING JANUARY 12, 2012**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on January 12, 2012

Trustees Present: David Deubner, James Delcamp, Mark Shenkel, Jim Donze, John Halderman, Jim Hulisz and Sue Shenkel were present.

David Deubner asked for a motion approve the agenda

Motion to approve agenda for January 12, 2012 Board Meeting.

Motion made by: James Delcamp Seconded by: Jim Hulisz

Motion passed: Yes = Unanimous

Motion #12/01/01

Property Owners Time: No Property Owners Problem resolution Forms. Mark Shenkel explained that Mr. Dean Shipman is in the process of purchasing the property at 214 Chippewa Trail. He wants to install an outside wood burner. It would be used to heat the home and his water. Mr. Shipman stated it is stainless steel no bigger than this chair. I can bring some literature down for you to review. James Delcamp stated we would have to have a building permit. Draw up where it will be located. Jim Hulisz will get you a building permit.

David Deubner asked for a motion to Approve Minutes for December 8, 2011.

Motion to approve the December 8, 2011 Minutes as printed

Motion made by: John Halderman Seconded by: Mark Shenkel

Motion Passed: Yes = Unanimous

Motion #12/01/02

David Deubner explained that in the December minutes there was a motion passed to send Tim Moll a letter and invoice him \$2,000 for the replacement of the portal and fine him \$100. That has not been done yet because we actually are going to figure out how much it does cost us to replace the portal. We will discuss this in the executive meeting afterwards.

Treasures Report: James Delcamp- Treasurer's report for December 2011.

LSPOA Checking	-----	\$	5,687.24
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	19.67
Dam Fund - Savings	-----	\$	54,579.55
Capital Reserve Account	-----	\$	34,507.41
Operating Reserve	-----	\$	31,310.22
LSPOA Checking w/Huntington Bnk		\$	3,213.68
Special Road Assessment	-----	\$	2,705.56
Emergency Reserve Fund	-----	\$	16,120.42

Total Current Assets

\$148,343.75

James Delcamp explained the accounts on the Balance Sheet and the Income Statement. The checking account doesn't have much in it. We will have to transfer some money into the checking account. It's been taking anywhere from \$8,000 to \$12,000 a month to pay bills. We'll have to get into the operating reserve before the end of our fiscal year. Our income is becoming less and less and the expenses are increasing.

James Delcamp asked for any questions. There were none.

Board Meeting for January 12, 2011 Treasurer's Report Cont.:

David Deubner asked for a motion to accept the Treasurer's report

Motion to accept the Treasurer's Report for December 2011

Motion made by: John Halderman Seconded by: Mark Shenkel

Motion passed: Yes = 6 1 Abstained

Motion #12/01/03

Committee Reports

Maintenance: Mark Shenkel – Other than the dredge, everything has been repaired thanks to the volunteers. The white pickup truck has all new tires and brakes. The tractors and mowers are in pretty good state of repair. We were making adjustments on the plow on the dump truck. We found about a 3 foot crack at the bottom of the blade and it's opened up. The entire top of the blade is completely rotted out. It isn't worth fixing. We all hope it holds up during the winter.

Office: James Delcamp – We hired a lady to come in for a couple days a week to help with the extra work on the collections and other work. We had a meeting with Dean Kavouras at Action Collectors who we currently use to collect delinquent accounts before we turn them over to an attorney. Acton Collectors have attorneys all over the United States and we have delinquent accounts all over. We are pulling the delinquent accounts from our attorney and turning them over to Dean because we are not getting any results from our attorney.

John Halderman made a motion to hire Action Collectors to collect the delinquent accounts.

Motion to hire Action Collectors to pursue collections and legal action to recover monies owed LSPOA.

Motion made by: John Halderman Seconded by: Jim Donze

Motion passed: Yes = Unanimous

Motion #12/01/04

Legal: Jim Donze – No report.

Buildings & Grounds: Jim Hulisz – We have two letters to send out. One for Tass to get that front yard cleaned up and one to Mann to get the brush cleaned up across the street from him. The portals are up. We have to figure the bill and then send the bill for the west portal to Tim Moll.

Denny O'Hair stated that a woman is in the camper on Jerry VanNortwick's property. Don't know if she's living there. Jim Hulisz will check

David Deubner stated that was a tremendous job on the part of the volunteers who worked on the portals. Fantastic job. It really looks nice. Mark Shenkel thought it was well worth a round of applause. Audience applause.

John Halderman stated that ARS are still coming in here with a pickup truck to pick up trash. Mark Shenkel stated that they know they are not to be in here. If they show up next Monday to pick up trash, I'll call the sheriff deputy to site the driver for trespassing. Then I'll have Carol send them a bill for \$500 a week starting from the first of January for the unlawful use of our roads which would total to about \$1,500 right now.

Board Meeting for January 12, 2012 Committee Reports Cont.:

Lake & Dam , Waste Water: David Deubner – The December inspection was not exceptional. A lot of water has gone over the dam in the past month.

Dredging & Crane: John Halderman – Not a lot of action with dredging and crane. This coming week we'll starting tearing the dredge apart and getting it repaired and get the pontoons on it.

Krafter's Klub: Nancy Elston – Absent. James Delcamp stated he has a report on them. Their beginning balance on their checking account is \$646.47 and their ending balance is the same.

Recreation Committee: Carol Swiatkowski – Absent. James Delcamp stated he has a report on them also. The balance of their checking account is \$419.58. The savings account is \$2,336.57. These accounts are both at First Federal and the Krafter's Klub's account is from the First Federal also. John Halderman asked if the statement showed what they made on their New Year's Eve event. James Delcamp stated the date of the bank statement was December 31st. That will probably show up on the next statement.

Social Activities Committee: Merrie Ann Ferow – As of January 3, 2012 we have on deposit \$916.33. This is up \$424.29 from November's report. We hosted a taco night on December 14th. It was another successful event. Thanks to all who attended. Children's items were taken to Mrs. Oyer at the North Central Elementary School for distribution. Santa Jim distributed the stuffed animals. Thanks to 2 Brothers Market and Sunoco Stop & Go for their donations. On December 31st we hosted the 2nd annual Jayne Ham Polar Plunge at the beach. We had 84 in attendance with 11 participants. Thanks to the Bryan Times for both pre & post editorials and to Josh & Charity Shenkel from Millers Country Kitchen for their help with the food. Our net proceeds of \$181.59 will go to purchase Trees of Life for the lake. On January 11th we hosted a Free Soup Lunch at the lodge at noon. We almost ran out of soup. Thanks to Campbell's Soup of Napoleon, Ohio for the soup. Our next meeting will be held on March 11, 2012 at 7:00 pm. We are always looking for volunteers.

Security: Sue Shenkel – James Delcamp stated that Sue had to leave and handed me this report. On 12/9/2011 WCSD was called to an unoccupied residence in regard to a suspicious person. The canine deputy did not find the home compromised but did find footprints at the back of the home. The deputy tracked the footprints across 4 lots. Homeowner was advised. On 12/16/11 a report was filed with the WCSD in regards to 3 missing credit cards from the Lake Seneca office. Timeframe of the missing credit cards was unknown. Although there has been no activity on the accounts for six months, the accounts have been closed. Also found on the morning of 12/15/11 was a set of three keys on the table at the back of the lodge. It was determined two of the three keys were non-functional. The third key opened the door between the lodge and the office. WCSD advised ongoing investigation on these two instances.

Numerous members reported two suspicious vehicles during the week between Christmas and New Years. Both accounts were advised that someone trespassed on unoccupied residence. The report has a copy of the sheriff's card at the bottom.

David Deubner asked if anyone has any questions. James Delcamp stated that he can comment only on the credit cards missing. Carol went to use it for the updating of the software and it was gone. We tore the drawer in the safe apart looking for them. There were three cards; one in

Board Meeting for January 12, 2012 Committee Reports Cont.:

Carol's name, one in Lynn Elston's name and one in Ron Parke's name. I called the credit card company and closed those accounts and opened another just in Carol's name. They sent one in her name and one in my name. The one in my name will be cut up. We will have only one card and it is in Carol's name.

Old Business

Expenses approved – James Delcamp: Bills were presented to the Board.

Motion to approve paying bills that were presented to the board to be paid per schedule.

Motion made by: Jim Donze Seconded by: Jim ;Hulisz

Motion passed: Yes = 6 1 Abstained **Motion #12/01/05**

New Business

No new business.

David Deubner asked for a motion to adjourn.

Motion made by: Jim Donze Seconded by: John Halderman

Motion passed: Yes = Unanimous **Motion #12/01/06**

David Deubner, President Approved _____
Jim Hulisz, Secretary