

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

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

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

**Approval of Agenda:** David Deubner asked if there were any additions or changes to the agenda. There were none.

**Property Owners Time: John Halderman** – There was an article in the newsletter to change the by-laws so the officers of the board are elected by the membership of the lake community here to be voted on at the annual meeting in May. However we're governed by the Ohio Planned Community Law. In that law under section number 5312.04 clearly states "A board of directors of an owners association shall elect officers from the members of the board to include a president, secretary, treasurer, and other officers as the board designates". We will have to make sure that newsletter article does not get voted on at the annual meeting. David Deubner said we will have to discuss this at our next meeting on how we are going to handle it.

**David Deubner asked for a motion to Approve Minutes for March 8, 2012.**

**Motion to approve the March 8, 2012 Minutes as printed**

Motion made by: James Delcamp Seconded by: Sue Shenkel

**Motion Passed:** Yes = Unanimous

**Motion #12/04/01**

**Treasures Report:** James Delcamp- Treasurer's report March 2012.

LSPOA Checking	-----	\$	30,380.61
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	9.67
Dam Fund - Savings	-----	\$	63,046.89
Capital Reserve Account	-----	\$	48,849.89
Operating Reserve	-----	\$	31,316.22
LSPOA Checking w/Huntington Bnk		\$	178.77
Special Road Assessment	-----	\$	4,368.53
Emergency Reserve Fund	-----	\$	<u>16,124.44</u>

**Total Current Assets**

**\$194,475.02**

James Delcamp explained the accounts on the Balance Sheet and the Income Statement. This month we have about \$60,000 in. It's not coming in like the previous years. On the last page under Year to Date Budget, it looks like we have \$64,820.00 as a profit. This is used to pay the principal on the dam loan in the amount \$54,750.00. The other thing that isn't on here is the repayment of the \$10,000 put back into the Operating Reserve account because we had to use that to get through the last fiscal year. There was more discussion on the revenue and expenses and how the membership has been dropping steadily. Clare Ham stated we need to stop the bleeding or this community cannot survive and I'm not willing to pay for the deadbeats that don't pay. John Halderman stated that the board has taken a different direction with turning all of the delinquent accounts over to Action Collectors to get better results. John Halderman also said with all that, we need an increase in dues. The cuts that we've done are ridiculous. To say

## **Board Meeting April 12, 2012 - Treasurer's Report Cont.:**

we're not going to dredge is ridiculous. Mark Shenkel added that the office billed 396 members and mailed 391. The invoices that were not mailed just comes back to us so they don't even waste the postage by mailing them. Out of these 391, only about 330 that pay. Much more discussion followed.

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

### **Motion to accept the Treasurer's Report for March 2012**

Motion made by: John Halderman Seconded by: Mark Shenkel

**Motion passed:** Yes = 6                      1 Abstained

**Motion #12/04/02**

## **Committee Reports**

**Maintenance: Mark Shenkel** – Everything is about ready to go. Yes we overspent last year on the repair of this equipment, but with this equipment, you will have breakage . There are 10 culverts that need to be replaced. There are some pump issues also that we have to handle this next week. Another thing I'm working on is quotes for mowing. Is it cheaper for us to mow or is it cheaper to hire it out. Just to do the finish mowing which includes the entrances, rec areas, the ditches and the boat ramp is \$975 a week. I have another quote for \$1,000 a week. We finish mow around here about 20 to 26 weeks per year. James Delcamp is getting estimates on the field mowing. That takes about 200 man-hours. We are trying to give people an idea of what it's going to cost to hire someone to do the work.

We have been converting all equipment to bio-degradable hydraulic oil to avoid any further EPA issues. We will be converting the pumps also.

David Deubner brought up an issue with the dump truck. We've decided to sell it before it fell apart and buy a smaller truck. Mark Shenkel agreed. A smaller truck doesn't require a CDL and we need something that's in better shape. Someone was to come and give us an estimate but I haven't seen him yet. James Delcamp stated that when we bought the dump truck is was 10 years old and we paid \$46,000. It costs us just a little over \$7,000 a year to maintain which includes the fuel used. It does not count the labor.

**Office & Collection:** James Delcamp – On the office, they finally got the newsletter out. They've been very busy with money coming in.

On collections, we're dealing with Action Collectors. These are people we've worked with before. We have 20 accounts that have houses here and live here. I've got to use the revenue that comes from the collection of these accounts. Once we foreclose on a couple of them, word will get out that we mean business. Then we can go after more. It's going to be a long process, but you're either going to pay up or get out. Mark Shenkel reported that we've had \$950.00 come in from two of the accounts we turned over for collection.

Much more discussion followed.

**Legal:** Jim Donze – No additional comments.

**Buildings & Grounds:** Jim Hulisz – I've had 5 complaints about messy yards and other stuff. One was 7 unlicensed vehicles in their yard. I found out that going and talking with these people instead of writing a letter works better. They all thanked me for talking with them. They said that if a letter would have been sent, it would have made them mad and they wouldn't have done anything about it.

I have two small building permits issued. One for a fence and one for an addition to a garage.

## **Board Meeting for April 12, 2012 Committee Reports Cont.:**

**Lake & Dam, Waste Water:** David Deubner – I have nothing to report. I haven't done the April inspection yet. Anyone know of any problems? No

**Security:** Sue Shenkel – On one house check the garage door was open. A family member was there doing some things. As always, you have the 4-wheelers. I did stop an individual back in the nature preserve and told her she shouldn't be there with an SUV. She said the same old excuse; I've been here all my life. The Nature Preserve has a tax break on the property taxes because it is designated as Nature Preserve. So, I'm making a motion.

**Motion for a new rule** – Rule 93.3 No motorized vehicles are allowed in the Nature Preserve with the exception of LSPOA maintenance equipment. For walking only.

Motion made by: Sue Shenkel Seconded by: John Halderman

**Motion passed:** Yes = Unanimous

**Motion #12/04/03**

**Dredging & Crane:** John Halderman – All of the dredging money has been taken out of the budget. I am totally opposed to that. We cannot give up dredging altogether. David Deubner stated that they will have a discussion on this later. James Delcamp explained that there is \$1,500 for the crane. Are you planning on using the guy with the crane to dip the river? John Halderman answered yes, I plan on calling him. We can't do it until after the spawning.

**Beautification Committee:** Barb Hulisz – We're having our meeting next week. We can't do any planting until the weather straightens up. We will have Clean-Up day on May 19<sup>th</sup> and the dumpster will be up here and something for recyclables. Mark Shenkel stated that if anyone has any old computers, electronics, appliances, etc. and/or if you have any used oil, bring it here. We have a place that recycles oil. I'm trying to find a recycling source for used tires. Barb Hulisz stated that we will have a list posted for volunteers to sign up for clean up day. If you can't do the jobs on the 19th, you can still sign up and do it on a day that is convenient for you. We need volunteers. Our Beautification members are getting older and it's hard to get down on the knees and work in the flower beds. If anyone has any projects you would like to see done, please contact us.

**Krafter's Klub:** Nancy Elston – Absent. Pam Sheets stated that we have a quilt done that we're selling tickets for during the garage sales. Then we'll draw for the winner on July 4<sup>th</sup>. We're in the process of making another quilt. We're planning to have a craft show in the fall. We do need more volunteers. We're down to 3 or 4 members.

**Social Activities Committee:** Merrie Ann Ferow – As of 3-31-12 we had \$765.67 in the checking. As of 4-12-2012 we have \$747.53 in checking and \$4.00 in cash. On 3-17-2012 we hosted a green potluck at the lodge. All who attended had a great meal and a great time. Doug Tansel won a gift certificate for 4 Seasons restaurant and Larry Ferow won the 50/50. We purchased 2 trees and mulch from the proceeds of the Polar Lunge. One tree was planted at the front entrance access lot. The other was planted by the one planted last year. On 4-7-12 we held the kids Easter party at the lodge. We would like to thank our sponsors, the Krafters Klub, Beautification Committee and Lonnie & Dawn Sumner. Sherry Campbell donated the piñata which was filled to the brim with candy. Thanks to the volunteers who helped with the games and food; Merrie Anne Ferow, Loraine Pasch, Linda Earhart, Jim & Barb Hulisz, Pam Sheets and Sue Shenkel. All the kids had a great time. One 4-21-12 we will host a Spaghetti night with cards to follow. Serving time starts at 5:00 pm. Doug & Sandy Tansel will be cooking the

## **Board Meeting for April 12, 2012 Committee Reports Cont.:**

Spaghetti, John & Ingrid will be bringing the salad and Gary & Anna Mossburg will bring the bread. Bring your appetite. Our next meeting is 5-9-12. Everyone is welcome.

**Recreation Committee:** Carol Swiatkowski – Absent. David Deubner asked if there was any communications from the Rec Committee. They were taking a break and they would re-start soon when the rest of the committee comes home.

### **Old Business**

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

**Motion to approve bills that were paid and bills to be paid.**

Motion made by: Mark Shenkel Seconded by: Jim Donze

**Motion Failed:** Yes = 2 No = 4 Abstained = 1 **Motion #**

**Motion to accept all bills except for Torkelson, amount to be determined.**

Motion made by: Mark Shenkel Seconded by: Jim Donze

**Motion Passed:** Yes = 6 1 = Abstained **Motion #12/04/04**

**Communication of Combination @ Launch** – James Delcamp: Sue Shenkel asked about this. Rick Biederman said I put in a complaint about this last year and I haven't heard anything back. So I stopped at the office a couple times to get an answer and Jim Delcamp was in the office one of the times, but there has still been no resolution to the problem. I had my boat in the water, but then I had a problem and had to take it out and couldn't because the combination was changed and I was not notified. Sue Shenkel stated that last spring Mark's number, the office number and Ron Parke's number was on the sign down there. That was taken down by individuals. We will put up a sign with phone numbers so you'll be able to contact someone. If the combination changes, it will be posted on Facebook.

**Budget** – Sue Shenkel: If we continue with the budget that was presented, there is not enough money to operate, period. David Deubner asked Sue if she wanted to make a motion. Sue Shenkel made the motion to rescind the vote taken at the March meeting on the budget and adopt a new budget.

**Motion to rescind the vote taken at the March Board Meeting on the budget and adopt a new budget.**

Motion made by: Sue Shenkel Seconded by: John Halderman

**Motion Failed:** Yes = 3 No = 4 **Motion #**

David asked for discussion. James Delcamp pointed out that this budget was sent out to the membership to vote on at the annual meeting. Much discussion followed on the lack of money available in the budget for dredging.

James Delcamp made a motion to present option 1 budget and option 2 budget at the annual meeting.

**Motion to present option 1 budget and option 2 budget at the annual meeting.**

Motion made by: James Delcamp Seconded by: John Halderman

**Motion Passed:** Yes = 6 No = 1 **Motion #12/04/05**

**Board Meeting for April 12, 2012 New Business Cont.:**

**Road Weight Limit Moratorium** – Mark Shenkel: This is to reduce the weight limits on our roads during to protect during a period of time. There is a cost associated with doing this in the amount of about \$800 for the signage. They will be posted at all the entrances. I would like to make a motion to accept this.

**Motion to impose weight limits with signage at 3 entrances during frost time. Weights per schedule. Approximately \$800 for signage from Capital Reserve.**

Motion made by: Mark Shenkel Seconded by: John Halderman

**Motion Passed:** Yes = Unanimous

**Motion #12/04/06**

**New Business**

**Robert's Rules – The President can vote only to break tie?** – David Deubner: From time to time, people have challenged the President on not voting except to break a tie. I went on the internet and found that it is not true. The president can vote at any time. The president has the same privileges as any other trustee.

**Permission to use Lots 437, 438, 439 on May 5<sup>th</sup>** – James Delcamp: I'm having an auction and I would like permission to use these lots on May 5<sup>th</sup>. They are the Lake's lots.

**Motion to give permission for James Delcamp to use lots 437, 438, 439 for his auction on May 5, 2012.**

Motion made by: John Halderman Seconded by: Jim Donze

**Motion Passed:** Yes = 6 Abstained = 1

**Motion #12/04/07**

**Newsletter** – James Delcamp: We need a group of people other than the office people to put this newsletter together so that 1 or 2 people aren't working like crazy to put it together. We need a committee. John Halderman made a motion to appoint Pam Sheets to chair this committee. She will select people to help her. They will come up with guidelines for board approval and form & lead the committee.

**Motion to appoint Pam Sheets to chair the newsletter committee to develop guidelines for board approval and form & lead committee.**

Motion made by: John Halderman Seconded by: Jim Hulisz

**Motion Passed:** Yes = Unanimous

**Motion #12/04/08**

**Fuel Surcharge** – James Delcamp: John Halderman suggested we need to charge a fuel surcharge when we mow these lots. It should be a \$10 surcharge.

**Motion to add fuel surcharge of \$10 per lot for mowing and \$10 per load for hauling dirt. To be reviewed annually by board.**

Motion made by: John Halderman Seconded by: Jim Hulisz

**Motion Passed:** Yes = Unanimous

**Motion #12/04/09**

**Culverts** – James Delcamp: Back in 2007 the culvert at Hickory Hill needed to be replaced. We need to have 2 more bids on each one. I have one bid for Hickory Hill. He'll put the culvert in, bed it with pea stone, and stone clear to the top and surface it with mill run and put rip-rap on both ends of the culvert for \$6,950. The other culvert is the one that goes to the island. He'll do the same thing, but he has to buy the culvert. This bid is \$8,735. I called Bill Newsome to see if he can tell if there is a water leak or a spring there. I'll call him tomorrow. If they tear that water line up, this culvert and that water line will have to coincide with each other. David Deubner asked to bring this back to the board with the rest of the bids.

**Board Meeting for April 12, 2012 New Business Cont.:**

**Dredging – Already covered this.**

**Randy Bernath:** Do we go ahead and mow and do the roads or leave everything go? James Delcamp said anything for the roads comes out of capital improvements. Anything else has to be in the budget. John Halderman asked the audience their opinion on mowing. Mark Shenkel stated that if we don't mow and maintain the roads, our property value goes down. We are in a catch twenty-two here. John Halderman stated that mow just the entrances once before the annual meeting. Much more discussion followed

**David Deubner adjourned the meeting**

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David Deubner, President

Approved

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Jim Hulisz, Secretary