

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

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on June 14, 2012

Trustees Present: David Deubner, James Delcamp, Mark Shenkel, Pam Sheets, Sue Shenkel, John Raszka. Joe Smith is excused.

Approval of Agenda: David Deubner asked if there were any additions or changes to the agenda. James Delcamp added the contract to replace the culvert at Hickory Hill for Old Business. Karen Raszka added the Sale of Lake Lots Committee under Committee Reports.

Property Owners' Time: Bill Collins – raised several issues. One, we mow people's lot and have them pay for it, they didn't ask us to do their mowing for them, then it falls on your special assessment. Under a special assessment we're only allowed to re-coup our costs. Our \$55 charge is at least quadruple what standard farm rates would be for farm type mowing. Issue number 2 is some of my neighbor's trees were cut down during the mowing. Issue number 3 and 4 is the cost analysis on the charges of mowing and the mowing of the prairie grass. Mark Shenkel stated that the mowers left the prairie grass. It's all Association property. We saw deer back in there so we decided not to mow that area. It costs \$350 a day for fuel and labor to have those two mowers out there. Mr. Jim Coolman hooked me up with a farmer and they need the hay for their cattle so if you look at several areas around here, you will see where stuff is bailed. The deal was for every 3 bails they make, we get 1 to go sell at the auction at the open market. We convert it to cash for the Association. That saved us money and equipment. Bill Collins stated that he would be happy to discuss this further with Mark at a later time.

Ingrid Halderman – If the dredge does not go in, we're going to escrow our money from now on. We will pay it on time, but until that dredge goes in we will not pay our dues.

Rose Bowen – I would like to thank maintenance for mowing the lots around our house. It does look unsightly when not mowed.

David Deubner asked for a motion to Approve Minutes for June 14, 2012.

Motion to approve the June 14, 2012 Minutes as printed

Motion made by: Mark Shenkel Seconded by: Pam Sheets

Motion Passes: Unanimous.

Motion #12/07/01

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

LSPOA Checking	-----	\$	20,834.50
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	9.67
Dam Fund - Savings	-----	\$	7,025.76
Capital Reserve Account	-----	\$	72,954.41
Operating Reserve	-----	\$	31,320.85
LSPOA Checking w/Huntington Bnk		\$	674.64
Special Road Assessment	-----	\$	6,297.08
Emergency Reserve Fund	-----	\$	<u>16,126.83</u>

Total Current Assets

\$155,443.74

Board Meeting June 14, 2012 – Treasurer’s Report Cont.:

James Delcamp explained the Balance Sheet and the Income Statement. David Deubner explained we have gotten some direction and the willingness of some members to open their wallets for roads. If we can get the lake members to do the same on dredging, then we’ll have more money. We can’t have a budget that keeps going down and down. Last year we spent much more than we planned on the dredge. This year we’re spending a lot of money on the dredge just to get it to where it needs to be to operate. That does not mean we have another \$15,000 that we can spend for that. We also have to get other things done as well and roads are a real key issue too. This year we’ll be spending the money on the roads.

James Delcamp stated that the dredge has averaged about \$14,000 every year. Last year it was \$32,000. About \$8,400 was reimbursed by insurance.

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

Motion to accept the Treasurer’s Report for June 2012

Motion made by: John Raszka Seconded by: Sue Shenkel

Motion passed: Yes = 5 1 Abstained **Motion #12/07/02**

Committee Reports

Maintenance/Legal: Mark Shenkel – For Maintenance we’ve mowed as much as we’re going to. We’ll see what we can re-coup with the sale of the hay bails. The window in the pickup needs work. The tracks are broken in the window. You can’t close the window. The grader is down. The steering cylinder has been repaired, but we can’t mount it because its mounting points are worn out. The red truck is dead. The JD 855 needs work. There has been a tremendous amount of effort from the people who are re-building the dredge parts. They have dropped everything they had in the shop to help us get this project done.

Office/Collection: James Delcamp – Mark, Carol and I are working on the collection part. Mark is the only one who is dealing with the collection agency and the attorney. Any questions or feedback we have, Mark will communicate it. We have about another month or two before we really know what we can actually get out of the first ones that were sent. We have 22 of the delinquent accounts that own houses. David Deubner asked how many have we sent to collection? Mark Shenkel said there are about 40 members (\$93,000) going to collection tomorrow in an e-mail. Including these 40, there are about 62 people in total at collection. Bill Collins – Of that \$93,000 going to collection, after we pay the attorney and collection people, how much do we expect to get and how much goes to the administrative cost of collecting? Mark Shenkel explained the track record for Action Collectors. Every account that we turned over to them in the past, we collected \$0.72 on the dollar.

David Deubner asked if there were any more questions.

Jim Coolman – Has anyone investigated the house that does not have any running water in it. Pam Sheets will discuss under Buildings & Grounds.

Sue Shenkel asked if Mr. Sines went with that list. Mark Shenkel explained that is a separate deal. He is going straight to the attorney and sued. Audience applause.

Board Meeting June 14, 2012 – Committee Reports Cont.:

Buildings & Grounds: Pam Sheets – Mr. Coolman, to answer your question, I sent a report to the health department about that house. We got a call back from Sandra Good. Jan, can you tell us what Sandra Good said. Jan Boerst said the health department doesn't care how they're getting their water. Pam Sheets explained that in our deed restrictions it states that members are to use Aqua Ohio water.

I spoke with people about cleaning up their yard. I've been to the home myself 3 times. I finally sent them a letter. They need more time than 30 days.

Carol is teaching me the Thunderbird and gathering information for that.

I called North Western Electric about some of the lights being out. They came out and fixed them.

I'm working on another building permit for someone who won't be starting their work until the end of August. They will be putting in a seawall.

I had a problem with calling the 1-800 number for Allied Waste to get information for the people who I wanted them to clean up their yard. I had told them that they will pick up 2 items with freon and that is true, but you have to have a service man remove the freon and give you a certificate to present to Allied Waste before they will pick up those 2 items.

I also notified the health department about the house where the septic system is leaching out into the ditch. They are investigating this. Pam asked if there were any questions.

Bill Collins stated there are 2 individuals that service the lake and they will pick items up for free. They come and get the item with the freon in it at no charge. I'll give you their number.

Pam Sheets stated she will let these people know.

Waste Water: David Deubner – I tested the water on June 29th before the 4th and it was fine. As for Lake & Dam, in Joseph's absence, there are some small trees that need to be removed. Mark Shenkel said that has all been taken care of. The only thing that hasn't been done is the cement and rocks piled up by and in the flip-bucket. David Deubner thanked maintenance.

Security: Sue Shenkel – The lock at the boat launch has been changed 3 times since Memorial Day weekend. The first time for being left open 7 days straight. The second time for being left open 5 times on garage sale day and the third time was this past Monday after an incident at the Dam. The sheriff was called to deal with this and turned over to the prosecutor's office.

Please report any ATV concerns to Mrs. Gomoll. There have been some B & E's of vehicles around the lake. Please keep your vehicles locked. There has also been stealing of gas from boats on the lake. This is happening primarily on the access lots and the docks at the launch. If you see anything out of the ordinary, please call the Sheriff (419-636-3151) first, then Security (419-485-4591). Thank You.

Lake & Dam: Joe Smith – Excused absence.

Dredging & Crane: John Raszka – Obviously the dredging is a hot item. I think we made a lot of progress in the last 6 weeks. We have secured money to get the dredge rebuilt. Another item I'm working on is getting the St. Joseph River cleaned out. We do have \$1,500 in the budget to get this accomplished. Another thing I'm working on is getting the dredging pit cleaned out. I'm looking at renting an excavator or a piece of equipment to do that task. If anyone knows of an operator who would be willing to donate a couple days of his time, please let me know. Lonnie Sumner and I will be charting the waters for its depths. If anyone would like to join us, we welcome any help.

Board Meeting June 14, 2012 – Committee Reports Cont.:

Beautification Committee: Barb Hulisz – I would just like to thank everybody. We had a very successful Garage Sale Day. With our Chicken BBQ, we raised the most we've ever raised since I've been on it. Our first project is going to be the bathrooms. Before we start anything, Mark, we need something done with the wall where the dirt from the shop comes into the women's bathroom. We're not putting any flooring down until that is done. There will be new floors, sinks, stools, and vanities for both bathrooms. We would like to have it done by fall. We would like to have another fund raiser in the fall. We're going to work on the trees whenever we are able. It's been too hot to work in the flower beds.

Again, just want to thank everyone who helped and participated with the garage sale day. We didn't have any food left. Thank you. We appreciate it.

Krafter's Klub: Nancy Elston – Absent – Submitted the financials. Pam Sheets reported Dorothy Huner donated a beautifully hand done quilt top. We finished it up and had it quilted and we sold tickets. The drawing was on the 4th of July and we had a young girl from the restaurant to draw. The winner was Joan Trausch. She lives at Merrie Lake. We raised around \$400, but I'm not sure.

Recreation Committee: Carol Swiatkowski – The Recreation Committee gives the same report. We have a total of \$2,796.15. in their combined accounts. We are meeting next Monday. We sent out flyers inviting everyone to this meeting. We are going to discuss the Pavilion we would like to construct down near the beach. We have some measurements and once we get everything in order, we will present it to the Board maybe at the next board meeting.

Social Activities Committee: Loraine Pasch – On June 30, 2012 we had 1,019.11 in the checking. On July 1st we hosted our first Red Neck Regatta at the beach. We had 2 boats participate. There was a good crowd. It was covered by the Bryan Times. There were a lot of people who said they would participate next year. Clair Ham won the 50/50 drawing. He donated half of his money back. David Pummell won the Blaze & Babe's gift certificate. We had a pancake supper on July 7th. After all expenses, we raised \$369.93 which brings our total balance to \$1,389.04. Our meetings are on the second Wednesday of every month at 7:00 pm at the lodge. We look for more volunteers with some new ideas. We have also posted our activities on Facebook at Lake Seneca-Montpelier, Ohio. Wednesday July 18th we will be hosting a Spaghetti supper starting at 6:00 pm. There will also be a full salad bar. On September 2nd we will be hosting a pancake and sausage at the lodge from 9:00 to 11:00 am. After the breakfast we will be decorating golf carts, ATVs and motorcycles for a parade. The first vehicle leaves at noon and the last one leaves at 1:30 pm. Then we'll be serving hot dogs and chips and pop at the lodge and then you can vote for your favorite golf cart. A trophy will be presented. October 20th there will be a chili cook-off 6:00 to 8:00 pm. Afterwards we will have cards at the lodge. We would really like for everyone to come. Rec Committee, bring your chili and come on. November 14th is Taco Night 6:00 to 8:00 pm at the lodge. Please bring a canned good that will be distributed to area food banks for the holidays. December 12th will be card night with munchies. Please bring a durable good for a child and like toothpaste, mittens and gloves will be donated to needy families. December 31st is our Third Annual Jayne Ham Polar Plunge noon at the beach. All proceeds will go for Trees of Life to benefit the Lake. Thanks to everybody. We appreciate you coming.

Board Meeting June 14, 2012 – Committee Reports Cont.:

Sale of Lots Committee: Karen Raszka – I talked to Beth Rose from Rose Auction and she is willing to handle our sale for the lots owned by Lake Seneca to gain new memberships that we voted on at the annual meeting. She wanted a map with the lots marked on it and Jim just gave that to me. She’s also looking for any PR information on the Lake so she can emphasize things that have already been done. I explained to her that this wouldn’t happen unless we raised enough money for her fees by the collection of the recycled metals. She was agreeable to that and will work with us. She will broadcast within at least 5 states surrounding us; Illinois, Indiana, Kentucky, Pennsylvania, Michigan and possibly Wisconsin. I am looking for people who would be willing to work with me on the recycling so we can raise the funds to do this. Sue Shenkel asked what her commission is and is there a buyer’s premium? Karen answered there is no commission. We will pay the advertising costs. The buyer pays a premium. We will present it to the board.

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: Pam Sheets Seconded by: Sue Shenkel

Motion Passed: Yes = 5 Abstained = 1 **Motion #12/07/03**

Road Contract – James Delcamp: We need a motion to approve the road contract with Klink per their proposal of July 3, 2012.

Motion to accept the Road Contract with Klink per their proposal of July 3, 2012 for a total amount including tax of \$21,260. Money to be taken from Capital Reserve Account.

Motion made by: David Deubner Seconded by: James Delcamp

Motion Passed: Yes = 5 No = 1 **Motion #12/07/04**

Culvert at Hickory Hill – James Delcamp: I make a motion to approve the culvert replacement of Hickory Hill per quote from Mike Elser .

Motion to approve culvert replacement at Hickory Hill per quote from Mike Elser dated July 11, 2012 for \$6,950 including tax. Money to be taken from Capital Reserve account.

Motion made by: James Delcamp Seconded by: Mark Shenkel

Motion Passed: Unanimous **Motion #12/07/05**

Membership Meeting in August Timeframe – Sue Shenkel: An increase for Dues was supposed to be presented at the annual meeting. It was not. The membership needs to be aware that the association is in dire straits. The only thing that will be discussed at this meeting is the increase in Dues. Bill Collins stated that increase in Dues can only be voted on at annual membership meetings. It’s in the By-Laws. Much discussion followed.

Motion to hold a Special Membership Meeting on August 26, 2012 to consider special assessments.

Motion made by: Sue Shenkel Seconded by: Mark Shenkel

Motion Passed: Unanimous **Motion #12/07/06**

Board Meeting June 14, 2012 – Old Business Cont.:

Thunderbird Newsletter 4 times a year on website, mail 2 of those times also – Pam Sheets: I would like to have 4 newsletters a year. All 4 would be posted on the website and 2 of those would also be mailed.

Motion to make 4 Thunderbird editions per year, all 4 to be electronic and 2 of the 4 to be printed.

Motion made by: Pam Sheets Seconded by: Mark Shenkel

Motion Passed: Unanimous

Motion #12/07/07

Employee Handbook – Sue Shenkel: This handbook was presented several years ago and it was voted down. More discussion followed.

Motion to adopt the employee handbook presented for review one meeting ago.

Motion made by: Sue Shenkel Seconded by: Mark Shenkel

Motion Passed: Yes = 5 No = 1

Motion #12/07/08

Effective date of mowing increase – Mark Shenkel: We passed the motion to increase the mowing fee but we did not set an effective date.

Motion to establish an effective date of lot mowing increase to be September 1, 2012

Motion made by: Mark Shenkel Seconded by: Sue Shenkel

Motion Passed: Unanimous

Motion #12/07/09

Discussion followed. Members are to be notified thru the Thunderbird and enclosure in current bills.

New Business

George Bail – Purchase lot 335, 338 for total of \$1,800

Motion to allow George C. Bail to purchase lots 335 & 338 for \$900 each for total of \$1,800

Motion made by: Pam Sheets Seconded by: Sue Shenkel

Motion Passed: Yes = 4 No = 1 Abstain = 1

Motion #12/07/10

James Coolman Jr. – Purchase lot 359 & 360 for \$600 total.

Motion to reject Jim Coolman Jr.'s proposal to purchase lots 359 & 360 for total of \$600

Motion made by: Pam Sheets Seconded by: Mark Shenkel

Motion Passed: Yes = 5 Abstain = 1

Motion #12/07/11

Discussion on the fair market value of these lots followed.

Motion to counter offer to Jim Coolman Jr. lots 359 & 360 for \$900 each or \$1,800 for both.

Motion made by: Pam Sheets Seconded by: James Delcamp

Motion Passed: Yes = 4 No = 1 Abstain = 1

Motion #12/07/12

Access Lot #48 – Pam Sheets: There is a member in good standing who has his own dock at this lot and it is a problem. It is blocking another member's property. I'm asking Mark if maintenance could move our dock or make it smaller. Discussion followed. It was decided that Pam Sheets will send this member a letter explaining what he needs to do with his dock.

Board Meeting June 14, 2012 – New Business Cont.:

St. Joe Water District Meeting – Mark Shenkel: We received an e-mail from a lady by the name of Jennifer Thum from the Allen County Soil & Water Conservation District office in Ft. Wayne, the United States Department of Agriculture. She is the St. Joe Watershed Project Manager. These people were issued a 1.7 Million dollar federal grant for the formation of a development plan for the St. Joe Watershed. For those who don't know, the St. Joe Watershed starts on over 80,000 acres of land in Michigan, through Long Lake and a couple other lakes and feeds our lake and feeds into Ft. Wayne. These people are on a 2 year development plan and they want our help. It doesn't cost us anything except some time to find ways to manage the silt or whatever it takes to stop the silt, stop the sprays used on farm fields from leaching into the water, for contamination and with algae blooms, etc. They will conduct meetings in each state; one in Michigan, one in Indiana and one in Ohio. Jim & I set this thing up because they asked to use the lodge. Down the road this could probably be beneficial to us. On July 18 between 3:30 and 4:00 they will be here at the lodge for an open meeting. Everyone is invited to attend and voice your concerns and ask questions. After the meeting there will be a bus tour in our community and Clear Lake.
More discussion followed.

James Delcamp called for an executive meeting.

David Deubner asked for a motion to adjourn.

Motion made by: Pam Sheets Seconded by: Mark Shenkel

Motion Passed: Yes = 7 Unanimous

Motion #12/07/13

David Deubner, President

Approved

Pamela Sheets, Secretary