

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.**  
**BOARD MEETING FEBRUARY 13, 2014**

Pledge of Allegiance

**Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on February 13, 2014**

**Trustees Present:** Wayne Yoder, Janice Bilton, Pam Sheets (speaker phone) James Delcamp, John Raszka and Jim Coolman.

Wayne Yoder said I'm a little disappointed that Connie Hoffman has resigned from the Board. I want to thank you for your service. If anyone is out there who would like to serve on this Board until September or know of anyone who would like to, by all means submit the name. James Delcamp said I think Connie was one of the best Trustees in the time that she served that we've ever had on this Board. She dug right into it, but for health reasons and the stress of the job, she couldn't finish performing. I would like to give Connie a big hand. Audience applause.

**Approval/Additions to Agenda:** Wayne Yoder – add Aqua Ohio to New Business.

**Motion to Approve the Agenda.**

Motion made by: James Delcamp Seconded by: Janice Bilton

**Motion Passed:** Yes = 6 No = 0 Abstained = 0 **Motion #14/02/01**

**Property Owners' Time:** Nancy Elston inquired about the dump truck. I noticed we're not using the dump truck when several years ago we spent \$8,000 of the membership's money to put a new bed on it. Is there a reason why we're not using it? Jim Coolman said from what I heard, the blade had some rust spots and holes on it so they scrapped it out and bought a pickup truck. More discussion followed.

**Lynn Elston** – When you run a corporation, there are two things you have to keep track of; your revenue coming in and the expenditures going out. You have to have a balanced budget. We are in a deficit spending mode and we need to stop. When I left the board we had many discussions on how we were going to protect those reserve funds. We came up with a by-law that simply says it takes 5 trustees at a board meeting so the membership can witness it to remove money from the reserves. You have to have budgets assigned to trustees so they can be responsible for them. That's the way to run a business. Thanks, Wayne.

**Wayne Yoder** – I don't disagree with anything that has been said. The expenses this year has been pretty much close to being under budget then we get to the end of the year and now we have 250 hours worth of snow plowing that we haven't had in the last 30 years. I think the volunteerism is still there. The cold patch cost twice as much as it did back in 2008. Our expenses have gone up and the people that are paying have gone down. Now we're going back to the root of the issue. We need to collect the money that is owed to us. I don't want to pay more. This is a priority for me and we're working on it.

**Approval of Minutes for January 23, 2014:**

**Motion to Approve the January 23, 2014 Minutes.**

Motion made by: Pam Sheets Seconded by: Jim Coolman

**Motion Passed:** Yes = 6 No = 0 Abstained = 0 **Motion #14/02/02**

**Board Meeting February 13, 2014 Cont.:**

**Treasures Report: James Delcamp – Treasurer’s report January 2014**

LSPOA Checking	-----	\$	7,853.60
Petty Cash	-----	\$	200.00
Operating Fund - Savings	-----	\$	4.67
Dam Fund - Savings	-----	\$	50,304.00
Capital Reserve Account	-----	\$	50,657.53
Operating Reserve	-----	\$	6,331.41
LSPOA Checking w/Huntington Bnk-		\$	2,145.62
Special Road Assessment	-----	\$	63,999.52
5 Year Waterway Cleaning Assess---		\$	7,680.51
Emergency Reserve Fund	-----	\$	<u>10,136.81</u>

**Total Current Assets** **199,313.67**

James Delcamp explained the above funds. The Operating Fund Savings account at First Federal has had over the last 3 years \$50,000 taken out of that account. The Capital Reserve account is funded by the \$30 lot fee, dirt sales, sale of assets, donations, bridge repair assessment and real estate sales. The Operating Reserve which is the account Lynn Elston was talking about, had \$50,000 in it. The only reason it had \$50,000 in it was because of the volunteers working. The Emergency Reserve Fund had \$6,000 taken out to help pay for the snow plowing.

More discussion followed. Wayne discussed changing the Income Statement so it is all on one page. John Raszka had questions on the Waterway Cleaning budget. Much discussion followed.

**Motion to accept the Treasurer’s Report for January 2014 as submitted**

Motion made by: Janice Bilton Seconded by: Jim Coolman

**Motion Passed:** Yes = 4 No = 1 Abstained = 1 **Motion #14/02/03**

Wayne Yoder asked James Delcamp if we could have all the expenses done by the first Thursday in March. James Delcamp said yes we can get that right off the computer. Wayne called for a special meeting on the first Thursday of March to look where we’re at for the end of the year and for the budget for next year. We need that posted on the signs.

**Committee Reports**

**Maintenance:** Jim Coolman – I want to thank Randy, Lori and Lynn for keeping these roads clear this winter. Audience applause. The mail carrier said these roads are better than any of the other roads around. Randy and I will be sitting down and discussing what needs to be done for the upcoming year.

**Office/Collection:** James Delcamp – We’re working on changing the procedures in the office and the way we do our work. On collections, I’d like to have Karen Raszka talk about that and the committee we’re trying to form. Karen reported the Aged Receivables Committee under the guidance of Lake Seneca Property Owners Treasurer will work with the office staff to continue to collect past due accounts, to negotiate fair settlements on lots in order to gain new members and any other items appointed by the Treasurer. The committee consists of James Delcamp, myself Karen Raszka, Gretchen Carroll a lawyer who is a member here at Lake Seneca and Janine Rosenthal who is a CPA also a member here at Lake Seneca. The committee has reviewed the current listing of the Aged Receivables and will match them with the Williams County Auditor. We are currently updating this

## **Board Meeting February 13, 2014 Committee Reports Cont.:**

map to show where the properties are located for possible sale or foreclosures. Karen continued to report on the collection process and some of the delinquent accounts.

**Newsletter:** Pam Sheets – I finished up what I could before I left. I got 2 new ads, ½ page each at \$40 per issue on-line and in print. We still have a few reports that we're waiting on that Carol will finish for me.

**Buildings & Grounds:** Janice Bilton – We've had problems with the Bridge on the island. Jim Coolman and some of the guys on the road committee are working on plans for that bridge. They're looking into the cost so we don't have to keep repairing it. In March we should have more costs and plans on what we want to do. Another thing is Jim Coolman is looking into bailing hay again this year. Also we need a new roof on this building. One more thing is maybe we could harvest some trees and sell them to repair the lodge. Those are a few of the things we're looking into for this spring.

**Security:** Wayne Yoder – About 4:30 this morning there was a white truck meandering around the lake and shortly after that there was a sheriff deputy meandering around the lake. So, I don't know what's going on, but something is going on. Keep an eye on your neighbor's house. I'll find out what was going on.

**Dredging and Crane/Legal:** John Raszka – We had a pretty good year last year. We filled the pit. I'm at a loss as to what we're going to do first because our budget only has \$7,232.11. We are going to try to pump into the other pit by the bridge to buy a little time. To get the two river pits cleaned, it's \$4,000. The next thing is the dredge pit. I got one bid of \$15,000 on removing the material out of that pit. Per our Dam inspection, we need to put D rock on our spillway. The cost of this would be about \$2,400 and the labor to do that would be between \$3,800 to \$4,200. To operate the dredge it costs about \$50 per hour for labor and fuel. With the Assessment going out, we looking at nothing substantial until July 31<sup>st</sup>.

**Recreation Committee:** Carol Swiatkowski – We haven't had any activities since New Years. We are going to have green potluck the 2<sup>nd</sup> Saturday in March and an Easter function for the kids in April. We have a total of \$451.70 in the checking account. The refund check for Shenkels has not cleared the bank yet.

**Road Committee:** Janice Bilton – We have some plans in the spring for doing the roads. Right now it's winter and we're taking care of the snow. We're just going to have to suck it up and deal with it. Anyone who wants to be on the Road Committee, please sign up.

**Beautification Committee:** Wayne Yoder – Beautification Committee has a balance of \$4,362.05. If I'm not mistaken, they are interested in helping fundraise monies for the lodge roof.

**Steering Committee:** Karen Raszka – We are still on a hold pattern unfortunately because of the excessive heat bills. The credit card has not been available to purchase the signs for the website so we are just hoping to get that within the next couple of weeks from Jim.

**Krafter's Klub:** No Report

## Board Meeting February 13, 2014 Committee Reports Cont.:

### Old Business

**Approval of Expenses:** James Delcamp presented bills that were paid for the month of February.

#### **Motion to approve expenses**

Motion made by: - Janice Bilton                      Seconded by - Jim Coolman

**Motion Passed:**      Yes = 5                      No = 0                      Abstained = 1                      **Motion #14/02/04**

**Torkelson's Septic System:** Wayne Yoder – We're working on this. We have found a deed restriction that allows us to share the septic system with the house next door. We have to research this and go through some legal steps.

### New Business

**Aqua Ohio New Water Rate:** Wayne Yoder – We got a letter from Aqua that they filed a petition with PUCO for a rate increase. For residential they want to increase it to \$43.90 per month which is a \$4.66 increase or 11.8%. For commercial the increase will be \$57.07 per month. That's a \$3.66 increase or 6.8%. Yard hydrants are \$12.60.

**Aged Receivables:** Wayne Yoder – This has already been discussed.

**Logging at the Lake** – Jim Coolman: I'm looking into what properties we own and maybe get \$30,000 possible from logging. Wayne Yoder said it would be nice if the Beautification Committee would replace the trees taken out.

**Moving the date for mowing by members:** Jim Coolman – I want to move the mowing from June 15<sup>th</sup> to May 15<sup>th</sup> so we get a second cutting. The Amish are buying everything we have.

**Sale of calcium chloride tanks:** Jim Coolman – I want to sell these tanks. We don't use them anymore. Jim asked Randy if he can get on e-bay to sell them.

**Transfer Funds to Checking Account** – James Delcamp: **Permission for \$6,000 from the Emergency Fund to the Checking and \$6,000 from the Operation Reserve to the Checking .**

First motion by - James Delcamp                      Seconded by - Janice Bilton

**Motion Passed:**      Yes - 5                      No - 0                      Abstained = 1                      **Motion #14/02/05**

#### **Motion to Adjourn**

First motion by: James Delcamp                      Second by: Jim Coolman

**Motion Passed:**      Yes = 6                      No = 0                      Abstained = 0                      **Motion #14/02/06**

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Wayne Yoder, President

Approved

Janice Bilton, Vice President