

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING JANUARY 23, 2014**

Pledge of Allegiance

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on January 23, 2014 that was rescheduled from January 9, 2014

Trustees Present: Pam Sheets, James Delcamp, John Raszka, Connie Hoffman
Absent and excused were, Wayne Yoder, Janice Bilton and Jim Coolman

Approval/Additions to Agenda: Pam Sheets - No additions to agenda were noted
Motion to Approve the Agenda as printed.

Motion made by: James Delcamp Seconded by: Connie Hoffman

Motion Passed: Yes = 4 No = 0 Abstained = 0 **Motion #14/01/01**

Property Owners' Time: No member asked to be heard at this meeting

Treasures Report:

LSPOA Checking	-----	\$ 10,997.72
Petty Cash	-----	\$ 200.00
Operating Fund - Savings	-----	-\$ 9.67
Dam Fund - Savings	-----	-\$ 47,968.30
Capital Reserve Account	-----	-\$ 49,972.97
Operating Reserve	-----	-\$ 6,331.09
LSPOA Checking w/Huntington Bnk-		\$ 1,645.62
Special Road Assessment	-----	\$ 63,619.32
5 Year Waterway Cleaning Assess-	-----	-\$ 7,232.54
Emergency Reserve Fund	-----	<u>\$ 16,136.00</u>

Total Current Assets

204,113.23

Motion to accept the Treasurer's Report for December 2013 as submitted

Motion made by: John Raszka Seconded by: Connie Hoffman

Motion Passed: Yes = 4 No = 0 Abstained = 0 **Motion #14/01/02**

Committee Reports

Maintenance: Pam Sheets reported on Jim Coolman's behalf. Jim wanted to thank Lori Poynter, Lynn Parke, Randy and Michael Bernath very much for all their hard work they have been doing keeping our roads clear. Great job! We have \$250 added to the total of \$1,650 previously reported for our hay sales for this year bringing it to a grand total of \$1,900. So far this year maintenance has plowed 52 of our member's driveways. At \$30 per driveway the association has made \$1,560.

Board Meeting January 23, 2014 Committee Reports Cont.:

Office/Collection: James Delcamp – The office has been in a whirlwind of being busy as always. The collections department would like to form a committee of at least 5 people up to 12 people to start. They already have a lawyer and CPA on the committee. Once they get everything in line as far as their charter is concerned; they will bring it to the board for approval. Pam asked when they meet for this and James stated they haven't yet that they are just putting it all together right now.

Newsletter: Pam Sheets – Currently Pam is working on the newsletter for February through May. Please everyone have your reports for the newsletter by the 1st of February so she can get the newspaper done by the time she leaves the middle of February. She got a possible 1/2 page advertiser for the newsletter which will help offset our costs.

Buildings & Grounds: Janice Bilton – Janice is out of town until February. Pam stated she signed for Beautification to get paid for cleaning the lodge. James said they were paid that day. Also Pam said she would contact Jim Coolman to have the signs cleared from the holiday items.

Security: Wayne Yoder is absent. – James Delcamp stated that there was an incident and asked Carol Swiatkowski to elaborate. She stated when she and 3 other people arrived for their regular Zumba workout at the lodge they noticed that 7 of their 8 Zumba tapes were missing out of the television cabinet. She stated it happened on Monday January 20th. She stated they were all there on the Wednesday before and gone on Monday. She filed a police report. The tapes were donated by Nancy Elston. The TV cabinet is always locked over the weekends also. Carol stated that she was told the maintenance door is sometimes left unlocked and she should check those doors as well when leaving at the end of the day. Also a member called the office and complained about the man the board gave permission to for trapping beaver was going on private property while trapping. Carol said Wayne is aware of the situation and that the property the man was on may be LSPOA easement of that property. It was near the bridge.

Dredging and Crane/Legal: John Raszka - Nothing to report for dredging and crane. He is working on his report for the newsletter and is working on a couple things for our lawyer for legal.

Recreation Committee: Carol Swiatkowski - As of December 31, 2013 they have \$401.70 in their checking account. On December 28th they had a Santa visit. They only had about 8 children but Santa could take his time with each child. They each received a treat bag with candy, an ornament, cookie and candy canes. The homemade candy and tree ornaments were donated by Lynn and Nancy Elston, the cookies were donated by Pam and Rich Sheets, the candy canes were donated by Carol and Don Swiatkowski. Don played Santa and had a lot of fun with it. New Year's Eve was a wonderful evening. The pot luck started at 6:00 PM with lots of good food and the band started at 8:00PM. We had a 50/50 drawing every time the band took a break. Don Swiatkowski won the first drawing in the amount of \$83 and donated 1/2 back to the recreation committee. Our "illustrious" president Wayne Yoder came up with a fun way to make some money and Connie Hoffman won and donated \$10 back to the rec committee. In the end they made enough money to pay the band \$500 and still have \$290 to put in the bank. What

Board Meeting January 23, 2014 Recreation Committee Report Cont.:

a night! Everyone said they had a great time and there were quite a few new members who attended. Everyone who couldn't make it that night were missed. The recreation committee would like to have the band again in the summertime at the pavilion. Watch for flyers. Also the committee would like to have a potluck for the new members sometime in February weather permitting.

Road Committee: Janice Bilton is absent so James Delcamp reported that he will be getting a bid from Klink for the roads. He explained that they worked out a payment plan with us last time and hopefully will give us a good bid this year. He will call sometime in the spring. He stated right now we have about \$110,000 for the roads. We should have about \$50,000 more by the first of September. He is hoping that they will do the same for us this year. He commented that in his opinion Klink Company did an excellent job on the last work they did.

Steering Committee: Karen Raszka - John Raszka spoke on Karen's behalf due to her absence. He gave a report typed by Karen stating that "do to LSPOA credit card having purchases on it Jim was not able to order the signs or website Lakehouse.com. We will order these items ASAP blending in with the other purchases LSPOA needs right now." She has no other info to report at this time.

Lake & Dam and Waste Water: Connie Hoffman – No report at this time.

Beautification Committee: Carol Swiatkowski reported for Barb Hulisz that the committee has \$4,293.14 in their account at this time and Barb will give a full report at the February 2014 board meeting.

Krafter's Klub: No Report

Old Business

Approval of Expenses – James Delcamp presented bills that were paid for the month of January. He stated the bills that were paid so far are \$7,942.09 and the bills that we still need to get statements for total \$1,731.35. He offered a copy of these bills to the members that were present for the meeting if they would like. He stated we had the propane filled twice already this year for a total of \$2,779.53. Discussion on the rising costs.

Motion to approve expenses -

Motion made by: - John Raszka Seconded by - Pam Sheets
Motion Passed: Yes = 4 No = 0 Abstained = 0 **Motion #14/01/03**

PayPal - Pam Sheets asked how we retrieve money that is paid to the membership? James Delcamp states he has all the information and will share this with the office.

Torkelson's Septic System - James Delcamp gave the history of how our lodge ended up being attached to the home next door. When Mr. Torkelson bought the property he asked the board in 1996 to disconnect from his home at that time. The board approved to disconnect within 6 months to a year of that meeting. James stated at that time the estimate to get our own septic

Board Meeting January 23, 2014 Old Business Cont.:

system was about \$20,000 so now it should be about \$30,000. We need to get a copy of the letter from Mr. Torkelson. We have a copy of the minutes with the vote back in 1996. He has given us a choice of either buying the home at fair market value or disconnect. We have time to investigate our options. Mr. Torkelson is giving us time because he isn't selling for approximately a year or two. The board will be talking about this further before taking action.

Motion from November 2013 meeting - Pam Sheets asked about a motion made at the November 14, 2013 meeting that was voted on, to charge a fee for the removal of boats and also charge \$1.00 per day for storage of boats left in the water by members. Was this actually a new rule? It was determined that it is indeed a rule; not a procedure, and Pam will number it and update the rules accordingly.

New Business

Allied Waste Services during severe weather - Discussion on whether people who live on the back roads should bring their garbage cans to the main road for pick up. James Delcamp stated this may never happen again. It was determined to leave well enough alone.

School busses during severe weather – Maybe the parents could take their children to Seneca Drive so the school bus driver could just pick up the children there? Pros and Cons discussion. James D stated the bus never used to pick up children anywhere but the entrance, then they had shelters for the kids to wait also. The parents possibly bringing their children to the lodge? John Raszka brought up liability from this also. More discussion. Connie Hoffman stated we need to discuss this further for the safety of our children.

John and Deborah Seely purchase lots 380,382 and 383 - Fair market value lot #380 \$1300, #382 \$1600 and #383 \$1400 for a total of \$4300. Discussion on the benefits to our lake with allowing the lots to be sold.

First motion by - James Delcamp Seconded by - John Raszka
Motion Passed: Yes - 4 No - 0 Abstained = 0 **Motion #14/01/04**

Executive Session requested by James Delcamp

Motion to Adjourn

First motion by: John Raszka Second by: James Delcamp
Motion Passed: Yes = 4 No = 0 Abstained = 0 **Motion #14/01/05**

Wayne Yoder, President Approved Janice Bilton, Vice President