

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD OF TRUSTEES MEETING JULY 21, 2016**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on July 21, 2016 beginning at 7:30 PM.

Pledge of Allegiance.

Trustees Present: Frank Curtis, James Delcamp, David Deubner, Brad Felske, Gary Miller, Mike Sentle and Richard Stout.

Approval/Additions to Agenda: None

Minutes for June

Changes to the minutes: None
 Motion to approve the minutes
 Moved: Delcamp: Seconded: Curtis

Motion: Approve minutes	Curtis	Delcamp	Deubner	Felske	Miller	Sentle	Stout
Vote	Y	Y	Y	Y	Y	Y	Y

Motion passes

Motion #16/07/01

Treasurer's Report: James Delcamp – Written report was reviewed with several oral corrections/updates to the written material.

Motion to accept the Treasurer's Report
 Moved: Stout; Seconded: Curtis

Motion Treasurer's report	Curtis	Delcamp	Deubner	Felske	Miller	Sentle	Stout
Vote	Y	A	Y	A	Y	Y	Y

Motion passes

Motion #16/07/02

Committee Reports

Maintenance/Dredging: Mike Sentle – The dredge is down due to an irreparable hole in a pump housing. Efforts are underway to locate and purchase a replacement pump housing.

Work has started on removing the extensively rotten wooden deck on the Seneca Isle Bridge and replacing it with new white oak.

Office/Legal/Collection: James Delcamp - The office continues to be busy. Grateful thanks are extended to Barb Shamberg for her help in the office.

Seven LSPOA members are being referred to lawyers for collection of unpaid dues/assessments. A promissory note is being negotiated with one member for past unpaid dues/assessments to include future payments for 2 years.

A meeting is scheduled with the Williams County Treasurer to address property liens for taxes and water which are inhibiting the selling of these properties and making them productive in terms of dues and assessments.

Security, Buildings and Grounds: Gary Miller – Volunteers are needed to monitor high use areas such as the dam, kiddy pond and beach.

Three building reports have been approved.

A house with a crumbling foundation is being discussed with the owner (bank).

Lake and Dam & Waste Water: Curtis – Water test is satisfactory.

Long Range Planning/Capital Budgeting: Presentation scheduled at conclusion of this meeting and on July 30 at 10 AM.

Road Committee: Richard Stout – Discussion continues on plans for paving another section of Seneca Drive. Purchase and application of asphalt regrind on non-paved roads continues.

Beautification Committee: Barb Hulisz – Jan Boerst presented the Beautification Committee Report. The Garage sale and associated enterprises was a financial success.

The plan is to take the covered bridge down if volunteers will help. A beach party is being planned for September.

Old Business

Expenses: Delcamp presented the bills paid and to be paid.

Motion to approve expenses, bills paid and to be paid.

Moved: Sentele; Seconded: Felske

Motion Expenses	Curtis	Delcamp	Deubner	Felske	Miller	Sentele	Stout
Vote	Y	A	Y	Y	Y	Y	Y

Motion passes

Motion # 16/07/03

Flags for Lake Water: Sentele reported that a flag system for notification of potentially hazardous lake conditions continues to be considered.

Seneca Isle Bridge: Stout - Vendor is having difficulty locating white oak logs over 15 feet long. Consideration is being given to cutting LSPOA trees for this purpose.

New Business

Seneca Drive upgrade project: Delcamp – Discussion on funding from the combination of the Seneca Drive assessment and the Capital Reserve, given other requirements for the Capital Reserve.

Property Owners’ Time:

Chuck Crow: Complaint that when the last section of Seneca Isle was paved it was not connected to Tass, leaving a pavement gap that has been deteriorating with pot holes. Discussion also referred to the Seneca Drive potholes due to a spring under the road opposite Seneca Isle Drive. Also Richard Stout commented that paving these connections needs to be included in the contract.

Lynn Elston: Announced planning for a social pot luck dinner at the LSPOA lodge which will honor the contributions of Janice and David Bilton.

Beverley Torkelson: Stated the house next door to the lodge is not selling due to the shared septic tank and septic field issue. She offered the property to the LSPOA at a price of \$52,000. Richard Stout agreed the Board would discuss this further with the Torkelsons.

Board Meeting Adjourned.

Brad Felske presented on legal, procedural and financial aspects of the LSPOA. The lodge was vacated at approximately 10:25 PM.

Richard Stout, President

Approved

David Deubner, Secretary

Addendum:

Motion to approve payment of cost of Seneca Isle Drive bridge deck replacement, up to \$9000, from the Capital Reserve account.

Moved: Stout; Seconded: Sentle

Oral vote by telephone

Motion Bridge	Curtis	Delcamp	Deubner	Felske	Miller	Sentle	Stout
Vote	Y	Y	A	Y	Y	Y	Y

Motion passes

Motion #16/07/04