

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD MEETING JULY 10, 2014**

Pledge of Allegiance

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting held at Lake Seneca Arrowhead Lodge on July 10, 2014

**Trustees Present:** - Wayne Yoder, Janice Bilton, Pam Sheets, James Delcamp, Jim Coolman, Andy Hricovsky. John Raszka absent and excused

**Approval/Additions to Agenda:** Wayne Yoder asked if there were any changes or additions to the agenda. None noted.

**Property Owners' Time:**

**Member Comment:** Bill Collins asked if there would be a potluck that Saturday. Nothing on the signs noted. There was a conflict with it because the lodge was rented. He talked about the expectations of the board and that the board should not have to be taking care of everyone's individual complaints.

**Wayne asked for a motion to Approve Minutes from 06/12/14**

Motion made by: Janice Bilton Seconded by: Jim Coolman

**Motion Passes:** Yes = 6 No = Abstained = **Motion #14/07/01**

**Treasures Report: James Delcamp – June 30, 2014**

LSPOA Checking	-----	\$	47,322.36
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	1,484.88
Capital Reserve Account	-----	\$	78,939.73
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	2,707.62
Special Road Assessment	-----	-\$	19,419.35
5 Year Waterway Cleaning Assess-	-\$		14,803.57
Emergency Reserve Fund	-----	\$	10,138.06

**Total Current Assets**

**175,347.08**

**Motion to accept the Treasurer's Report for June 30, 2014 as submitted subject to audit.**

Motion made by: Jim Coolman Second by: Pam Sheets

**Motion Passes:** Yes = 5 No= Abstain = 1 **Motion #14/07/02**

**Committee Reports**

**Maintenance:** Jim Coolman – Drain tile was done by Seneca Isle. The back hoe broke down. The clutch disc is broke. The part for the mower is ready to be picked up. Cost is \$1,400.00. He is thinking about the dust control for next year. States he thinks people will have to pay for it. Thinks the four wheelers are to blame.

**Board Meeting July 10, 2014 Continued.....**

**Office/Collection:** Jim Delcamp – The office is busy with the assessment payments being posted. Stated it used to take 3 people to do what Carol is now doing by herself with a lot of interruptions. He stated she does a great job.

**Newsletter:** July 23<sup>rd</sup> deadline at 12:00 noon. All changes brought to the annual meeting must be presented at that date also.

**Buildings & Grounds:** Janice Bilton – Sign by the boat dock that was brand new was damaged. Jim Coolman asked if we could get cameras by the boat ramp. Wayne stated the Sheriff dept will loan us cameras.

**Lake & Dam and Waste Water:** Andy Hricovsky – He tested the water about 3 days prior by the beach and the river. It tested fine.

**Security/Legal – No report**

**Dredging & Crane** – John Raszka absent – James Delcamp reported that the dredge budget had a carryover from last year of \$8,327.51. They currently have \$14,803.34 in the bank. Dredging has not started as of this meeting.

**Beautification/** Barb Hulisz – Stated the Parade of Garage Sales was a success and thanked everyone for all their help. They made approximately \$1400. She will be ordering mulch and will be calling for help for the application.

**Recreation Committee:** Carol Swiatkowski – No change. She has \$593.04 in the checking account. She is the only member at this time. No meetings or activities planned.

**Road Committee** – Janice Bilton - The road is ready to start sometime Tuesday or Wednesday of next week. Ten Mile Creek is the company doing the work. They will be notifying the various companies that have large trucks not to come on the lake for those few days. They will be starting by her house and end at the bridge. Tass will not be included. They will communicate to the membership that the roads will be started. They contracted with Baker Propane for next year at \$1.87. We are locked in at that price.

New Motion – To authorize the Treasurer to transfer money from the Special Road Account and the Capital Reserve Account to make the payments for the road project as they come due.

Motion made by: James Delcamp Second by: Jim Coolman

**Motion Passed:** Yes = 6 **Motion #14/07/03**

**Old Business**

James Delcamp reported the bills that were paid for July at this point. \$52,128.69 has been paid out. \$50,000.00 was for the first payment to Ten Mile Creek to start the roads. He explained the rest of the expenses from the printout provided to the board members.

New Motion – To approve the bills

Motion made by: Jim Coolman Second by: Pam Sheets

**Motion passes:** Yes = 5 No = 0 Abstain = 1 **Motion #14/07/04**

## **Board Meeting July 10, 2014 Old Business Continued.....**

**Septic System – Wayne Yoder** – He knows we need to set up a meeting with the people involved in this situation. Member asked if we were going to put in a septic system at the lake. The answer is no.

**Seneca Isle Bridge** - David Deubner reported that the boards on the bridge are mushy and need replaced. He stated the engineer said that we could put a metal piece to hold the bridge up. He stated that he noticed kayak activity around the lake this week also.

**Lodge Roof** – Janice Bilton – We have two estimates that are “wonderful” but we just do not have the money at this time. It may take an assessment to cover the cost of the roof. We have the estimate of around 11 to 13 thousand dollars for a metal roof on the lodge. Bill Collins asked if the money shouldn’t come out of the Capital Reserve Fund. James Delcamp stated that there was a motion at last May’s annual meeting that the Capital Reserve Fund was only for the roads and he would provide this motion to Mr. Collins. Kelly Rummel stated that if we go to the membership with an assessment we need to get another quote for shingles as well as metal for the roof replacement. More discussion followed on the value of the different types of shingles that we could use. We assured the member that we got quotes for shingles.

**Nominating Committee** – Wayne Yoder – Asked if anyone would like to be on a nominating committee to make calls to please let us know.

### **New Business**

**Deed Restriction Change** – Kelly Rummel. Introduced herself to the people in attendance and gave her work background. She would like to see a change in the deed restriction number two allowing a property owner to build a garage on lots that are off the lake and not attached to their house. She felt this would help raise the value of the property and get more memberships for possibly more income. Conversation for and against the change and that we need two thirds of the lot owners voting to get this deed restriction passed. She stated that she would be willing to be in charge of this process. Wayne stated he would like to see senior condos and duplexes built here at the lake.

**Budget** – James Delcamp - He explained the new budget for the next year and all board members got a copy. This needs to be in the newsletter by the 23<sup>rd</sup> of July. We will put it as an insert. Talk about the need for a meeting by the board members before the annual meeting to discuss the budget.

**County Road R Pumps/Assessments** – James Delcamp – The 3 phase pump that is currently in use needs to be changed back to a single phase due to a leak in the pump. He thinks this should be paid for with another assessment presented to the membership. He stated the assessment should cover the pump replacement on County Road R, the lodge roof and Seneca Isle bridge repair. He stated that if this is presented to the membership and turned down then the money would have to come out of the Capital Reserve Fund. It was discussed that we have to keep the pumps up because it is court ordered. More discussion about whether or not this will be a one time assessment.

**Board Meeting July 10, 2014 New Business Continued.....**

**Hiring additional Part-time employee** - Jim Coolman – Stated he would like to hire someone to help Randy because he cannot do everything himself. The pay would be \$10 per hour. It was decided that this subject needs to be discussed in an executive session. More discussion followed about the breaking down of old equipment. Wayne is to get quotes for possible out sourcing for snow plowing this next winter.

**Hickory Hill** – Jim Coolman - Spoke with a gentleman who would like to build a house across from his lot but he cannot get his boat into the canal because it is so shallow. Spoke of possibly using a “hydro hoe” to clean it out because we can’t get the dredge into that area. There is a creek in that area and the sediment fills it in. Jim Delcamp stated the person who had a hydro hoe sold his. Talk of access lot 915 again and how the property owner needs to move his docks and equipment so off lake owners can get to the area.

Wayne asked for a motion to enter executive session and to adjourn the board meeting...

Motion made by:     Pam Sheets     Seconded by: James Delcamp  
**Motion Passes by majority** **Motion #14/07/05**

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Wayne Yoder, President

Approved

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Pam Sheets, Secretary