

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING JULY 9, 2015**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on July 9, 2015

Pledge of Allegiance.

Trustees Present: David Deubner, Janice Bilton, James Delcamp and Mike Sentle. Bill Thatcher's absence is excused.

Approval/Additions to Agenda: David Deubner asked for additions to the agenda. None.

Representative Deb Green & Chad German from ODNR – David Deubner introduced the DNR representatives. Deb Green said initially we were invited up to potentially create very specific regulations in State Law, which would mean that if you have violators of your current lake rules and if the State adopts them, they become part of the criminal code and any peace officer, within their jurisdiction, would be able to enforce them. This is something we did recently with Nettle Lake. After looking at your current lake rules, I brought along some possible draft language to look over. This is just a starting point. So about the process, we'll come up with the final language and we'll have a meeting with all of the property owners here to decide if we have consensus on the Rule language. If we do, I will file it with the joint committee on agency rule review which is a legislative committee. Then I will file it with the Secretary of State's office and the Legislative Service Commission. It will be posted in the register of Ohio and from there that starts our 65 day jurisdiction period. In the middle of that period I will have a public hearing, which will be our official hearing. I'll come back up, we'll have a court recorder, we'll take written comments, we'll take testimony and if someone is really upset, they can bring an attorney. This all has to be submitted to the legislature before we move forward. Usually about 10 days after the public hearing, we have a legislative hearing in Columbus. You are not required to attend. It is my job to report all of your comments and represent your interest as you brought them to me at the public hearing. Generally the Legislature has no questions and they dismiss us and 10 days later we are able to make it an effected Rule and it becomes State Law. We are also required to review these every 5 years. More discussion followed. Deb Green suggested we should modify the words in our Rules & By-Laws about boat "permits" as opposed to "registration".

Property Owners' Time: David stated we have two forms filled out. James Bresler – Mr. Curt Ellsworth is running a business out of his garage. Bill Thatcher will be given this form to look into this issue. Another form from Mr. Bresler – Culvert & Ditch Cleaning, Ditch north side of Modoc along lots 511, 510, 509, 508 to be cleaned. Clean culvert under Modoc Trail between lots 507 & 218. David handed Mike Sentle the problem form to investigate further.

David Deubner asked for a motion to Approve Minutes for June 15, 2015 as printed.

Motion made by: Mike Sentle Seconded by: Janice Bilton

Motion Passes: Yes = Unanimous

Motion 15/07/01.

Treasures Report: James Delcamp, Treasurer's report as of June 30, 2015

LSPOA Checking	-----	\$	43,127.26
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	1,046.39
Capital Reserve Account	-----	\$	35,616.61

Board Meeting July 9, 2015 Treasurer's Report Continued.....

Operating Reserve	----- \$	331.51
LSPOA Checking w/Huntington Bnk	\$	1,687.62
Special Road Assessment	----- \$	12,249.62
5 Year Waterway Cleaning Assess-	- \$	29,096.00
LSPOA Lodge Roof Account	----- \$	1,591.00
LSPOA Lodge Floor Account	----- \$	995.00
Bridge Bank Account	----- \$	2,875.12
Emergency Reserve Fund	----- \$	<u>15,141.48</u>

Total Current Assets **143,957.61**

The Dam Fund will be building when the Assessment goes out in September. We were able to make the Dam payment without borrowing from other accounts due to the collections and through new members. No questions.

David Deubner asked for a motion to Approve the Treasurer's report for June, 2015.

Motion made by: Janice Bilton Seconded by: Mike Sentele

Motion Passes: Yes = Unanimous **Motion 15/07/02.**

Committee Reports

Maintenance/Dredging: Mike Sentele – The dredge is in the water. There have been some issues with the guy that worked on it. I spoke with John Raszka about this. Next year, either we find someone else or we get a contract with the guy that worked on it and it will be done by a certain date or there will be \$50 a day penalty off the bill. The guy forgot to service it. It still had the same filters in it. The dredging is almost a full month behind. The mowing has been going fairly well. We've also been cleaning up some stumps over on Pueblo. Trees were cut down a couple of years ago and they left the stumps. The ditch hasn't been draining so on rainy days we go over there and work on getting that cleaned up. We're getting quite a bit done with just one guy. He's overloaded but we're doing the best we can.

Office/Collections: James Delcamp – Carol deposited over \$17,000 today from the Waterway Cleaning and the Road Assessments that are coming in.

Legal: Bill Thatcher – Absent

Building and Grounds: Janice Bilton – I have to apologize. I did not get those letters out like I was asked to do. I will get those out probably Monday. The one is Bigelow about camping and the other one is the truck driver. The guy down at the west end still hasn't done anything with his house. I'll have to send another letter. I did a house inspection for Huffmans. It's a beautiful home.

Lake and Dam & Waste Water: David Deubner – I did an inspection yesterday. There was probably less than an inch of water going over the Dam at that time. There were some people fishing in the flip bucket and I chased them away. One of the caulks on the north end of the dam showed some gaps but there was no water hitting that area. David thanked Maintenance for mowing the slopes of the dam. The steep parts I think we'll have to spray. I checked the water and it still looks good.

Board Meeting July 9, 2015 Committee Reports Continued.....

Beautification: Barb Hulisz – Carol reported for Barb. They did pretty good on garage sale day considering the weather. They made over \$480 from the bake sale alone. They only had 30 sides of chicken left. They had ordered 300. They are down to 4 packs of 2 sides each pack. They're selling them for \$10 per pack.

Recreation Committee: Carol Swiatkowski – No change. There is still \$364.32 in the checking account. No one has gotten back with me. I'm still waiting on anyone who wants to plan an activity.

Old Business

Approve Expenses: for July 2015 explained by Janice Bilton

Motion to approve the expenses paid and to be paid for June/July 2015.

Motion made by: Janice Bilton Seconded by: Mike Sentele

Motion Passes: Unanimous **Motion 15/07/03.**

Mike Sentele suggested we are not sending the check out to Watkins until we know the dredge is working fine.

Pumps: Mike Sentele – I'm still trying to figure out how to get around bringing 3 Phase down to the pump. The estimate from North Western Electric was \$7,000. They ask me why we want to go to 3 phase. Right now we're paying \$30 for the meter. 3 Phase will cost us \$65 minimum for the meter. I have to get in touch with some pump companies to figure which way is the best way to go. More discussion followed.

Bridge Contracts: James Delcamp – One contract is to put emulsion on the island bridge to lengthen the life of the wood and the other contract is to seal the Seneca Drive bridge and coat it.

Accept Albright Contractors proposal to apply asphalt emulsion to all exposed timbers on Seneca Isle Bridge as per proposal dated 12/9/14 for \$2,606.

Motion made by: James Delcamp Seconded by: Janice Bilton

Motion Passes: Unanimous **Motion 15/07/04.**

Accept Albright Contractors proposal for deck maintenance as per proposal dated 12/11/14 for \$547. Money will be taken from the Capital reserve account which will be repaid when bridge account has enough funds.

Motion made by: James Delcamp

David Deubner stated that we need five Trustees to take any money from the Capital Reserve account so we'll need to wait until Bill Thatcher can be here.

James Delcamp tabled this motion until next meeting.

Septic System: David Deubner stated that the Board of Trustees has reviewed this as we promised and we are sticking with our previous position. Our stand on the shared septic system is to do nothing at this time. That leaves the ball in their court. I think that one option is to go to the membership.

Board Meeting July 9, 2015 New Business Continued.....

New Business

Newsletter Articles by Monday, July 13, 2015: Pam Sheets – Absent. David Deubner stated that the deadline is July 14th at the latest for motions that are to be presented at the annual membership meeting to go in the Newsletter. These motions need 5 signatures of paid-up members.

James Delcamp asked when do the the candidates running for trustees have to be in? Those should go with this newsletter, right? Carol said yes, but currently we have no one running.

David Deubner asked what is the Trustee situation? Janice Bilton said 3 of us are going off. David said so that leaves Mike & Bill. Janice said yes.

David Deubner asked for a motion to adjourn.

Janice Bilton made the motion to adjourn. Seconded by James Delcamp

Motion Passes: Yes = Unanimous

Motion 15/07/05.

David Deubner, President

Approved

Bill Thatcher, Secretary