

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING JUNE 15, 2015**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on June 15, 2015

Pledge of Allegiance.

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

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

Property Owners' Time: David stated we have three forms filled out. We'll do them in alphabetical order.

Robert Bigelow 610 Seneca Drive. – Not here. The issue is a camping trailer on property at 692 Seneca Drive. People are staying in it on weekends, which has been going on for several years, which we think are against all By-Laws of Lake Seneca. We would appreciate it if this is taken care of a.s.a.p. Thank you. David asked Janice Bilton to write the member about this and let them know that it is against the By-Laws so please remove the camper.

Gary Miller 129 Navajo Trail – Not here. A member is driving a loaded semi down the roadways. This is destroying roads especially when the truck is loaded. This is year round. Janice stated she will send him a letter letting him know this is against our road weight limit rule. Come in the Lake empty.

Bev Torkelson 260 Seneca Dr. – Septic system at lots 185 & 186 237 Seneca Dr. The Association wrote us a letter in 1996 stating that the Association would be putting in their own septic system so we could get a loan on this property. If we hadn't have had that letter, we would not have pursued buying the house. Your associates wrote the letter so we could get the loan with the promise that you would disconnect from the septic tank. Bev read more of the issue. She stated we are going to pursue to try and sell this house. If there is any snag with the shared septic tank, I want you all to be aware we will go to court. I do not want this buried in with a bunch of papers as has happened in the past. David Deubner told Bev that the Board will have a discussion on this issue and make a decision on how this is going to be resolved. David Deubner called for an executive meeting at 6:30 before the next Board Meeting.
David asked for any other issues. No additional issues.

David Deubner asked for a motion to Approve Minutes for May 7, 2015 as printed.

Motion made by: Janice Bilton Seconded by: Mike Sentle

Motion Passes: Yes = Unanimous

Motion 15/06/01.

Treasures Report: Filling in for James Delcamp is Janice Bilton as of May 31, 2015

LSPOA Checking	-----	\$	49,428.55
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	62,133.78
Capital Reserve Account	-----	\$	33,569.43
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	1,687.62

Board Meeting June 15, 2015 Treasurer's Report Continued.....

Special Road Assessment - - - - -	-\$	9,702.62
5 Year Waterway Cleaning Assess- -	\$	24,656.68
LSPOA Lodge Roof Account - - - - -	\$	1,591.00
LSPOA Lodge Floor Account - - - - -	-\$	995.00
Bridge Bank Account - - - - -	\$	2,638.12
Emergency Reserve Fund - - - - -	\$	15,140.72

Total Current Assets

202,075.03

Janice Bilton stated we made the Dam Loan payment. We had enough money so we didn't have to borrow from another fund. The next Dam payment is due in December. Tomorrow we'll be sending out the Waterway Cleaning Assessment and the Road Assessment invoices.

David Deubner stated we will defer the acceptance of Treasurer's Report until next month when James Delcamp can be here.

Committee Reports

Maintenance/Dredging: Mike Sentle – The pontoon is fixed and ready to go. The dredge is being picked up Wednesday and hopefully it'll be ready to go Thursday or Friday next week. We've patched the holes on Lumbee and working around to get all the major holes when weather permits. We've been trying out some new mowers. We've tried 4 different mowers and we got some pricing. At this point in time, I'm not ready to make a recommendation. Other than that, we just keep trying to struggle to stay ahead of things with just one guy. We do the best we can.

Office/Collections: James Delcamp – Absent. Bill Thatcher – Letters have gone out to the delinquent accounts and it looks like at least 2 members have signed promissory notes. Based on Jim's advice, we have sent 10 accounts to the Attorney and they are filing suit against one individual so far. The balance will go to the next step in about another 2 weeks after they've waited 30 days. David Deubner asked Bill Thatcher to get a sample of the Attorney letter so we can be sure he has included his fees and that if the member doesn't pay, then an additional filing suit fee will be included to what they already owe. Bill said he would contact the attorney tomorrow.

Legal: Bill Thatcher – David Deubner explained that a property owner owns some lots here and they filed bankruptcy and that person is being sued to collect other property and somehow we're included in the suit. Bill will investigate this further as to why we're included in this suit.

Building and Grounds: Janice Bilton – Carol & I put a letter together and sent it to the member who owns the house that has not been completed just west of the bridge. He called me and told me he would complete it within in a certain time frame. More discussion followed about members not maintaining their property.

Another house is being built over by Hickory Hill. They have the basement dug. There's been a couple of building permits for taking old buildings down and putting up new ones.

David Deubner added the Board received a report about sewage leaking off a property. We contacted the property owners and advised them we were going to inform the Health Department and we did that and we received a letter from the Health Department. David read the letter aloud.

