

LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING MAY 7, 2015

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on May 7, 2015

Pledge of Allegiance.

Trustees Present: David Deubner, Janice Bilton, Bill Thatcher, James Delcamp and Mike Sentle.

Approval/Additions to Agenda: David Deubner asked for additions to the agenda. David added under Old Business, the issue of houses under construction for a long period of time.

Property Owners' Time: None

David Deubner asked for a motion to Approve Minutes for April 9, 2015 as printed.

Motion made by: Janice Bilton Seconded by: Mike Sentle

Motion Passes: Yes = Unanimous **Motion 15/05/01.**

Treasures Report: James Delcamp as of April 30, 2015

LSPOA Checking	-----	\$	49,102.10
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	60,331.68
Capital Reserve Account	-----	\$	31,164.65
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	1,687.62
Special Road Assessment	-----	\$	9,086.87
5 Year Waterway Cleaning Assess-	-----	\$	29,458.70
LSPOA Lodge Roof Account	-----	\$	1,591.00
LSPOA Lodge Floor Account	-----	\$	995.00
Bridge Bank Account	-----	\$	2,278.12
Emergency Reserve Fund	-----	\$	<u>15,140.72</u>

Total Current Assets **201,367.97**

James Delcamp reported – We are really close to having enough money in the Dam Fund to make the June payment. David Deubner asked the question, do we need to increase the Dam Assessment? James said no, not at this time. We have the Capital Reserve to fall back on. The Waterway Assessment is sitting really well. At the end of that assessment, they should have enough to run for 2 years after the assessment is over without any problem. That will have to be looked at then to see if it should be dropped completely or reduced to \$50 or \$25 to maintain the funding. James explained the rest of the accounts,

Motion to accept the Treasurer's Report for April 2015.

Motion made by: Janice Bilton Seconded by: Mike Sentle

Motion Passes: Yes = 4 Abstain = 1 **Motion 15/05/02.**

Board Meeting May 7, 2015 Continued.....

Committee Reports

Maintenance/Dredging: Mike Sentle – We got a report back on the dredge. Chuck Watkins said he would have it all ready by the end of the month. The pontoon had work done on it. We got a call on it today. One of the cylinders is dead. It will run that way but it will not be very powerful. To fix it, it would cost around \$2,500. My opinion is that we work with it the way it is for this season and in the winter take it and get it fixed for next year.

We got 15 tons of cold patch the other day. As soon as we get caught up on the mowing, we will start patching roads. We haven't had time to put the docks in yet. We're struggling, we need help. We'll take any volunteers that will step up to help. The guys mowed from the main entrance down to the river bridge. Randy said it took 17 hours for the 2 mowers. Mike said we put a new injector in the one John Deer mower. It's still weak. I don't know if we should re-build the engine or if we should start looking for new mowers. My suggestion would be that we keep the one John Deer, get rid of the one that's weak and buy a new zero turn. Bill Thatcher asked how much would it cost. Mike stated they are all different prices. We need a commercial grade mower. Much more discussion followed. David Deubner suggested Mike should sit down with James and go through his concerns and issues and then bring a motion to the Board.

David Deubner asked do we have a start date for dredging. Mike answered after June 15th. David asked if there are people lined up. Mike answered yes John Raszka has contacted everyone. He needs one more guy. Now we just need the guy who's working on the dredge, to move a little faster. The docks are here, we just need volunteers to help with them.

Office/Collections: James Delcamp – The office has been busy like she always is, getting statements out with the letter threatening legal action. On the collections, since the 13th of March thru the 6th of May, we took in \$6,845.55 on delinquent fees. More discussion on collections followed. Janice Bilton asked Carol when she needed volunteers. Carol said around June 15th when the invoicing for the Waterway Cleaning and the Road Assessments are done.

Bill Thatcher asked James Delcamp what is the normal monthly amount in the checking account. James answered, it varies. In February it was around \$1,300. In March, when the Dues start coming in, it builds up again. It gets less and less through the year. Bill asked James, do you have any ideas on how to bulk up this reserve fund. James answered, yes, go after an assessment. More discussion followed.

Legal: Bill Thatcher – I spoke with Jeffrey Koberg who is handling the delinquent accounts for us out of Cleveland. He said State Law says we do not have to go through a collection agency first. We can go directly to Lawyer. Bill then read the letter aloud. I was impressed. He seems to be pretty aggressive. I will contact Jeffrey Koberg and let him know we are working on a list of delinquent accounts to send to him soon. Much more discussion followed. James stated let's sit down together and write up the plan and the flow of how the collection process works by the next meeting.

Board Meeting May 7, 2015 Committee Reports Continued.....

Building and Grounds: Janice Bilton – We are going to send a letter to the member who doesn't have his house completed down by the water treatment plant letting him know he needs to complete his construction and septic system. He doesn't have any water or anything. How can we force him to get this completed? David Deubner said he has a motion to make to take care of this.

David Deubner: The motion is to entertain at each meeting a motion on property under construction which is not completed per building permit by Buildings & Grounds. To send a letter, on the vote of the Board, citing the problem and giving 60 days to correct. If not corrected by 60 days, the LSPOA will assess a penalty of \$10 per day, billed monthly, until the property is corrected to the satisfaction of the Board, as represented by the Buildings & grounds Supervisor.

Motion to accept the above motion on construction not completed in a timely manner made by David Deubner

Motion made by: David Deubner Seconded by: Janice Bilton

Motion Passes: Yes = Unanimous **Motion 15/05/03.**

David asked Janice to bring in a motion at the next meeting for the properties, explain why they're not in compliance then we'll proceed with this.

David said there are some signs around the lake that the Board did not approve. Janice asked Randy to take the roof sign down at the main entrance. Randy also stated that people are driving down by the Dam and they shouldn't be driving down there. More discussion followed. David asked Janice to look at this with Maintenance to come up with a solution.

Lake and Dam & Waste Water: David Deubner – We found the Dam Inspection Report and I will go through it to see what we need to do.

Beautification: Barb Hulisz – We have our meeting next week. We have clean-up day on May 23rd at 9:00 am and there are 6 people to help clean up the Kiddie pond. We'll have garbage bags and flowers. We also have a large dumpster coming. We're buying a new flag for the flag pole and probably new rope. We're having potluck at 6:00 pm on clean-up day. Janice stated that we are now having coffee here at the lodge on Tuesday, Thursday and Sunday between 8:30 and 9:00 am.

Recreation Committee: Carol Swiatkowski – There is no change. There is still \$364.32 in the checking account. No one has come forward to take this over. I did hear one person say that they wanted the Rec Committee to do something. If someone doesn't come forward, I want the money to go for the lodge roof.

Old Business

Approve Expenses: for May 2015 explained by James Delcamp

Motion to approve the expenses for April 2015.

Motion made by: David Deubner Seconded by: Bill Thatcher

Motion Passes: Yes = 4 Abstained = 1 **Motion 15/04/04.**

New Business

- **Aqua Ohio Increase** – Janice Bilton asked if everyone got the notice that your water bill is going up by \$1.78 a month. Some didn't receive the notice.

Board Meeting May 7, 2015 New Business Continued.....

- **Vote on installing dry erasure board in meeting room** – Bill Thatcher stated that a dry erasure board would be helpful where if someone is talking financials they could write it on the board so people would have a visual to help remember what is being presented. Bill started to make a motion to purchase this board, but Carol & Barb brought a dry erasure board out from behind the cooler here in the lodge. Bill dropped the motion.

David Deubner asked for a motion to adjourn.

Bill Thatcher made the motion to adjourn. so moved.

Motion Passes: Yes = Unanimous

Motion 15/04/05.

David Deubner stated that he needs a brief discussion on my schedule for the Board Meeting in June. Janice asked David what dates does he have available. David stated Monday, June 1st, Monday June 15th and that's it. James Delcamp suggested Monday June 15th. Everyone agreed. David stated that July will not be a problem. After July 7th, I'll be retired.

David Deubner, President

Approved

Bill Thatcher, Secretary