

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.  
BOARD MEETING NOVEMBER 12, 2015**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on November 12, 2015

Pledge of Allegiance.

**The recorder malfunctioned. The rest of the meeting was not recorded.**

**Trustees Present:** Bill Collins, Karen Wilson, Jim Waldron, Mike Sentle and Gary Miller. Brad Felske was excused

**Approval/Additions to Agenda:** Bill Collins asked for any changes or additions to the agenda. No changes

**Property Owners' Time:** James Delcamp – I noticed the whole Board did not approve the bills paid and to be paid. I think the bills should be presented for the Board to approve them.

**Bill Collins** responded to James that he understands that James needed the okay from the entire board. Bill said that he is more pragmatic and considers the approval by two trustees to be adequate. Others who need the detail to be comfortable can get the info from the Treasurer. Karen Wilson said she would be happy to provide a listing of checks for any trustee who wants one.

**Jim Waldron** said that invoices for the month could be kept in a folder for examination and filed later.

**Bill Collins asked for a motion to Approve Minutes for October 8, 2015 as written.**

Motion made by: Karen Wilson Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous

**Motion #15/11/01.**

**Treasures Report:** Karen Wilson, Treasurer's report as of October 31, 2015

|                                 |       |    |                  |
|---------------------------------|-------|----|------------------|
| LSPOA Checking                  | ----- | \$ | 30,776.66        |
| Petty Cash                      | ----- | \$ | 200.00           |
| Dam Fund - Savings              | ----- | \$ | 87,171.38        |
| Capital Reserve Account         | ----- | \$ | 14,231.28        |
| Operating Reserve               | ----- | \$ | 331.51           |
| LSPOA Checking w/Huntington Bnk |       | \$ | 2,827.62         |
| Special Road Assessment         | ----- | \$ | 38,532.16        |
| 5 Year Waterway Cleaning Assess | ---   | \$ | 51,694.83        |
| LSPOA Lodge Roof Account        | ----  | \$ | 1,591.00         |
| LSPOA Lodge Floor Account       | ----  | \$ | 995.00           |
| Bridge Bank Account             | ----- | \$ | 3,100.12         |
| Emergency Reserve Fund          | ----- | \$ | <u>15,143.01</u> |

**Total Current Assets**

**246,594.57**

Karen explained the accounts on the Balance Sheet and the Income Statement. As you can see, we moved the \$25,000 from the Capital Reserve account to the checking account. That will help us get through this fiscal year.

**Bill Collins asked for a motion to approve the Treasurer's report for October, 2015.**

Motion made by: Jim Waldron Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous

**Motion #15/11/02.**

**Board Meeting November 12, 2015 Continued.....**

**Committee Reports**

**Maintenance/Dredging:** Mike Sentle – We need to purchase sand with beet juice for approximately \$2,700

**Mike Sentle made the motion to purchase sand with beet juice next month for approximately \$2,700.**

Motion made by: Jim Waldron Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous **Motion #15/11/03.**

**Office/Legal:** Bill Collins – Everything is on track.

**Collection:** Karen Wilson – Collection continued to go as planned

**Building and Grounds:** Brad Felske – Excused absence.

**Lake and Dam & Waste Water/Long Range Planning/Capital Budgeting:** Jim Waldron – I am working on Long Range Planning and the Capital Budgeting. I will be reviewing the Lake & Dam information.

**Security:** Gary Miller – We have been patrolling around the Lake and we are having a positive response to that. We pay for our own fuel and are just volunteers. No LSPOA money is being spent on Security.

**Beautification:** Barb Hulisz – Our meetings are done for the winter. We are still looking at repairing the bridge at the entrance. Jim Waldron said he has wood they can use. Gary Miller also said he has wood available for the repair of the bridge.

**Recreation Committee:** Carol Swiatkowski – The Recreation Committee still has \$364.32 in their checking account. I am contacting several people for a band for New Year’s Eve. I’ve been waiting for them to return my call. I will contact them again next week. There will be Game Day party at the lodge for the Ohio State vs U of M on Saturday November 28<sup>th</sup>. Kick-off is at noon. Everyone interested should bring munchies to share and their own beverage.

**Old Business**

**Lodge Roof:** Brad Felske/Gary Miller – We have a couple of estimates but need one more.

**Lake/Watercraft Rules:** Mike Sentle – I would like to make a motion to accept the DNR Proposal. Bill Collins postponed this until next month because the exact wording was not available.

**Other Rules:** Bill Collins – Change Rule 2012.3 and Rescind Rule 2013.1

**Rule 2012.3 – All new rules and/or by-laws must be updated and recorded annually by June 15.**

**Change to: All new or changed by-laws must be updated and recorded within 60 days of passage at the Williams County Courthouse.**

Motion made by: Karen Wilson Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous **Motion #15/11/04.**

**Board Meeting November 12, 2015 Old Business Continued.....**

**Rescind Rule 2013.1 – Board Member Voting – Any board meeting of four members or more; you need at least four affirmative votes to pass any motion.**

Reasoning: Quorum requirements have already been established by By-Law 5(I) and by Roberts Rules. The only super majorities required are for special cases within the By-Laws. The present Rule could block the Board from carrying on its basic functions when short-handed. One example, which almost happened recently, was the possibility of being down to only one or two trustees. They would not even have been able to carry out the task of adding new trustees. The 2013 Board seems to have not thought through the problems presented when the board is short-handed. Why the 2013 Board wanted to restrict themselves is unknown to me. We should not feel any obligation to continue using this flawed rule.

Motion made by: Karen Wilson Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous **Motion #15/11/05.**

**Sand for Roads: Mike Sentle – Purchase sand now and beet juice maybe next month for approximately \$2,700.**

Motion made by: Jim Waldron Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous **Motion #15/11/06.**

**New Business**

**Employee Handbook:** Bill Collins – Action pending in executive meeting

**Seneca Drive Bridge Weight Limit:** Mike Sentle spoke Jim Delcamp and they agreed that the load limit needs to be changed on the Seneca Drive Bridge. The reason is to protect the property & liability of the Membership. We should change the limit from 12 ton to 5 ton.

**Motion to change load limit on Seneca Drive Bridge from 12 ton (24,000 #) to 5 ton (10,000 #).**

Motion made by: Mike Sentle Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous **Motion #15/11/07.**

**Bill Collins asked for a motion to adjourn.**

Motion made by: Karen Wilson Seconded by: Gary Miller

**Motion Passes:** Yes = Unanimous **Motion #15/10/08.**

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Bill Collins, President

Approved

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Jim Waldron, Secretary