

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD MEETING OCTOBER 8, 2015**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on October 8, 2015

Pledge of Allegiance.

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

Bill Collins said that he will have the board members introduce themselves and tell us why they are here.

Bill Collins – Legal/Office: We have been here at the Lake 22 years. I finally decided I would try to contribute to the Board. I'll be working with some legal things, office things and probably some collection things.

Gary Miller – Security. I live at 129 Navajo Trail in charge of Security. I've got this little office here and my phone number on the front door if anyone needs me day or night. We have these magnetic signs on our vehicles and we'll be wearing shirts that have "Lake Seneca Security" on them. We'll be doing home checks when members are gone if they want. We're doing this all on our own, paying for our own fuel and everything just to make it a more secure place to live.

Karen Wilson – Treasurer/Collection. Roger and I have lived at Lake Seneca since 2010 mostly in Bob Gallant's house. When the sister's house came up for sale, we decided to become actual members and that's why I'm here. Roger was against it but I like the Lake and I feel that I can maybe do something good for the Lake.

Jim Waldron. We live at the brick house at the Dam. We've been here since 1978 and we like it very much. This place has some problems, but it has some beautiful sites too so don't give up on it or us. I'm looking forward to serving on the Board.

Brad Felske – Buildings & Grounds. I moved my family from Toledo the end of last year. We found a place here that my wife and kids really enjoy. This private community has a lot to offer. There is a lot of potential here at the Lake and I would like to contribute to that where I can. I currently work full time at OI. They make glass bottles. Whatever I can do to contribute, I would like to do that using some of my expertise.

Mike Sentle – Maintenance/Dredge. Everyone knows Mike since he has been on the board for a year now.

Approval/Additions to Agenda: Bill Collins asked for any changes or additions to the agenda. Bill added the Lodge Roof under Old Business and Review Rules under New Business.

Property Owners' Time: No forms submitted.

Bill Collins read the minutes for September 10, 2015

Bill wanted to mention just for the record, when we have had septic problems and grey or dark water coming out in the past, 4 out of 5 times it's because of leaky toilet valves. If the toilet is running and making noise when it shouldn't be, fix the valves first because our clay soil around here doesn't soak up that much fluid.

Board Meeting October 8, 2015 Continued.....

Roger Wilson – Asked to speak. I just found out yesterday that they are going to have septic tank inspections within this county and it’s going to cost us \$10 per year. The people who already have them in will be grandfathered in. If you have to put a new one in, it will not be laid out by the county. It will be laid out by the state. We have one right now where we were going to make runs 60 ft. and now the state says all the runs will be exactly 86 ft. and they will be on level ground. There is going to be a seminar coming up on that. Bill Collins thanked Roger. Bill continued through the minutes.

Bill Collins asked for a motion to Approve Minutes for September 10, 2015 as printed.

Motion made by: Jim Waldron Seconded by: Karen Wilson

Motion Passes: Yes = Unanimous

Motion #15/10/01.

Treasures Report: Karen Wilson, Treasurer’s report as of September 30, 2015

Karen stated I have a disclaimer that I typed up stating that I will not be responsible for anything that has happened in the books before I started including today because I haven’t looked at the books yet. I’m hoping to get that done shortly. I want to get with Carol but I work when she works so it’s kind of hard to do. I’ve had some comments in the past that they didn’t understand the financials although Jim did an excellent job, but they didn’t understand it. Hopefully I’ll be able to present the financials in a way that the ordinary person who doesn’t have an accounting background will understand where the Association stands.

LSPOA Checking	-----	\$	16,338.59
Petty Cash	-----	\$	200.00
Dam Fund - Savings	-----	\$	43,705.78
Capital Reserve Account	-----	\$	38,910.18
Operating Reserve	-----	\$	331.51
LSPOA Checking w/Huntington Bnk		\$	2,327.62
Special Road Assessment	-----	\$	37,824.81
5 Year Waterway Cleaning Assess-	-----	\$	52,909.57
LSPOA Lodge Roof Account	-----	\$	1,591.00
LSPOA Lodge Floor Account	-----	\$	995.00
Bridge Bank Account	-----	\$	3,103.12
Emergency Reserve Fund	-----	\$	<u>15,142.62</u>

Total Current Assets

213,379.80

As you can see as of September 30th we only have \$16,000 in the checking account to pay the bills for the next 5 months because our membership money doesn’t start coming in until March 2016. The Board has discussed, since the bills average around \$9,000 a month, that means we need about \$40,000 in the checking account to pay the bills between now and March 1st next year. We really need to transfer \$25,000 from somewhere. As you can see, the only account we can take it from is the Capital Reserve. What we are proposing is to move \$25,000 from the Capital Reserve account to the checking account.

Motion to move \$25,000 from the Capital Reserve Account to the Checking Account to cover expenses for the next 5 months.

Motion made by: Karen Wilson Seconded by: Jim Waldron

Motion Passes: Yes = 5 No = 1

Motion #15/10/02.

Board Meeting October 8, 2015 Treasurer's Report Continued.....

Bill Collins told Karen we accept your disclaimer. That is very appropriate. The Audit Committee has examined the books and they are in order. The money is where it is supposed to be and always has been.

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

Motion made by: Gary Miller Seconded by: Jim Waldron

Motion Passes: Yes = Unanimous

Motion #15/10/03.

Committee Reports

Maintenance/Dredging: Mike Sente – Thanks to Jim Delcamp and Randy Bernath for all the mowing of the lots. I appreciate all the hard work. It's a struggle to keep up with everything, I got a report from John Raszka on the dredge. They are going to run it until the 100 gallons of fuel are gone which will be about 3 more days. Then they will be looking for volunteers to help pull pipe out. They plan on having the dredge pulled by the end of next week or the following week. Jim Delcamp reported on the status of the work on the bridges. The Seneca Drive Bridge is pretty well done. The one on the Island is about half done and should be completely done by the middle to later part of next week. The Bridge Account is lacking \$48 to pay both invoices. Karen Wilson will take care of that.

Office/Legal: Bill Collins – With the collections, we are simply continuing on with the things that were out there. At the annual meeting we had some people wanting to volunteer for the collections. We'll be making more progress in the future. With Legal, I don't see very much going on there. There is some liability exposure I found in the office. The Employee Manual we have right now probably gives us a 10 fold increase in the probability of getting sued over something in that. We need to get that exposure covered. We can actually put that under New Business next month

Collection: Karen Wilson – Bill Covered the Collections in his report. Karen thanked Bill.

Building and Grounds: Brad Felske – I'm coming up to speed. Brad told Janice Bilton he would like to meet with her on some of the questions he has. Janice said she's had some health problems, but will be glad to get with him. Brad stated that he went to the Ohio Lake Community Conference that was at Lake Lorelei. I was able to meet with other board members from other lakes and what they do and have some contacts that we can call on for resources. Other than that, it sounds like I will be getting into some areas of the lodge roof with some cost/quote analysis. Hopefully by next month, we'll have a little more substance behind us.

Lake and Dam & Waste Water/Long Range Planning/Capital Budgeting: Jim Waldron – I will be getting ahold of David Deubner to find out how he tests the water. I'll get with him and address it by next meeting.

Security: Gary Miller – Already covered at the beginning.

Beautification: Barb Hulisz – Absent. Jan Boerst said Barb planned on being here. Barb is stepping aside and Evie Brandeberry has said she will volunteer to be co-chairperson of the committee. Barb will still be doing the garage sale preparation. At the annual meeting people did sign up for the different things that need to be done. I am working on trying to save the covered bridge. The boards underneath it are rotten.

Board Meeting October 8, 2015 Committee Reports Continued.....

Recreation Committee: Carol Swiatkowski – The Recreation Committee has \$364.32 in their checking account. I was told at the Annual Membership Meeting to hold on until after the New Year’s Eve Party, so that’s what I’ll do. Rocky Warner said he would help.

Old Business

Lake Rules Draft: Mike Sentle – I put a copy of these in your baskets. Basically Deb Green from DNR followed our boating rules on the lake and this is just a draft of what she is proposing. If we want to make changes we can, if not, we’ll tell her to go ahead with it. This will give any DNR officer or any State Patrol or law officer to enforce the rules because they will be adopted by the State. If you want to make changes, write them on that copy and put it in my basket and we’ll put it all together and pass it on to Deb Green.

Lodge Roof: Brad Felske/Gary Miller – Bill Collins said we need Brad and Gary to look into this for next meeting with proposals that are out there.

Jim Waldron stated that he has some wood that could be salvaged from his pillars.

New Business

Buying Sand for this Winter: Mike Sentle – We need to purchase sand for the roads this winter. We spent somewhere around \$650 or so last year.

Mike Sentle asked for a motion to approve the purchase of 2 truckloads of sand for the roads this winter.

Motion made by: Mike Sentle Seconded by: Karen Wilson

Motion Passes: Yes = Unanimous **Motion #15/10/04.**

Jim Waldron said don’t forget the Potluck this Saturday at 6:00 pm.

James Delcamp stated that an overloaded truck drove over the Seneca Drive Bridge. One of the I Beams is twisted a little bit and the cross arm is not where it is supposed to be. Right now it has a 12 ton limit. It is safe but I think that the Board should put a 5 ton limit on it. That will protect us for the liability. The Board should consider this. Bill Collins stated that we will talk about this next month

Bill Collins asked for a motion to adjourn.

Motion made by: Gary Miller Seconded by: Brad Felske

Motion Passes: Yes = Unanimous **Motion #15/10/05.**

Bill Collins, President

Approved

Jim Waldron, Secretary