

LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD OF TRUSTEES MEETING May 2021

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge and members on Zoom, on May 13th, 2021 beginning at 7:30 PM.

Pledge of Allegiance.

Trustees Present: Anthony Salazar, Delle Ferreira, Jody Osmun, Mike Sentle, Janine Rosenthal-zoom, AJ Schroeder, and Karrie Patten

Absent: Frank Curtis

Approval/Additions to Agenda: none

Approval for April 8th 2021 Minutes:

First Motion: Jody Osmun Second Motion: Janine Rosenthal All Approved: Yes Any Opposed: None

Treasurers Report & Collections Report:— Janine Rosenthal

Janine reviewed the income statement and balance sheet as the Lake's revenue are at \$120,577.75 which mainly is from the recent annual dues coming in March 1st. Expenses reviewed however no huge expenses to be reviewed but will be in the near future. The lake recently combined bank accounts with State Bank to help with bank fee. Balance sheet looks great with recent collections. Janine also added that she had signed recent financial documents to provide to the accountant to start our audit. **Collections:** Janine reviewed with members the collections report which reflects this income from April 9th to May 13th of \$30,824.95. The office received an \$18,000 check for a house that recently closed that had past dues and fees. (See attached documents) Janine stated that on May 13th collection letters were forward to 12 members. Janine shared that we are improving delinquent accounts as we had 39 delinquent accounts last year compared to 22 this year.

Treasurer's Report-First Motion: Janine Rosenthal Second Motion: Karrie Patten All Approved: Yes Any Opposed: None

Expenses-Janine Rosenthal : Janine reviewed the expense document and explained the \$50,000 payment/expense was for Klink regarding the road project which will begin at the end of June/beginning of July. \$33,000 shown was requested for Carol to pay the difference between the missed down payment. The lake took \$60,000-\$70,000 credit loan to lock in the rate and will be paid off in the next year to year and a half.

First Motion: Janine Rosenthal Second Motion: Karrie Patten All Approved: Yes Any Opposed: None

Property Owners Time: (Via Zoom)

Jenny (property member) asked what it was meant by when Janine stated the “whole project” regarding the roads. Mike Sente responded that the road project will be from Jan’s house to State Route 576, to complete the rest of Seneca Drive.

Karen- (property member) mentioned how the deed has been pushed aside and not looked into as there is an amendment from November 13, 1967 regarding a 5 foot easement on each side of a lot and this 8 page amendment has not been published. It’s only given to new members upon purchasing a property. Karrie Patten asked to make copies after the meeting to publish on the lake’s website and to keep at the office. James D. asked who is handing these extra pages out to members? Karen replied that it’s attorneys or real estate agents who have this on file. Mike Sente also added that members need to be aware of the Health Dept’s new septic tank ruling regarding having a re-do tank.(second tank?)

Randy Bernath- asked about a chanel by his house and about the extra brush. AJ said to have a big bonfire at the beach with the extra bush. (joking) Randy said he would be happy to start the cleaning however AJ stated that they will figure something out soon.

Dean Shipman at 124 Seneca Drive, asked about the large semi truck stationed near his home? Jodi responded that the board will look into it.

Jeff & Kathy at 280 Seneca Drive, brought up that the culvert at Shoshone and Seneca Drive has not been completely repaired and seeded along with clean dirt. Mike Sente apologized that this was missed and will have it taken care of ASAP.

Old Business: None

New Business: None

Committee Reports:

Maintenance/Roads: Mike Sente stated that he received pricing from Mike Elser regarding the road culverts at Flynn’s residence. Will have to lower the culverts to the East to Seneca Drive to change out the 25 year old Culvert and repair the spot on Lumbee Road. Waiting on pricing of the culvert. Mike Herman asked via zoom chat, about Tass and Seneca Drive doing a patch once he heard from Gerken or have the guy who patched it last time to do it again? Jim, in attendance, asked about Klink filling the pot holes? Mike said he will call them to also receive a quote. Mike said that this is a busy time of the year as mowing has started and along with repairs on the equipment. The new maintenance guy has been working on pontoon boat and added the fuel tank to it. Mike will be calling for a quote at Tass Road and for the cost of concrete. Mike Herman asked via Zoom Chat, if the garbage trucks can go out and turn out/around on County Road 8 instead of on Tass? Mike Sente acknowledged that the garbage trucks have widened the roads by 6-8 inches by cutting the corners. Karen (member) asked if we could maybe share garbage trucks with another lake? Mike Sente responded not able to happen.

Mike made the motion below:

Motion 2021-05-13-01: Spend \$6,000 to update the Lake's culverts near Lumbee Road and across Seneca Drive and to repair the pot hole by the Flynn's residence.

First Motion: Mike Sentle Second Motion: Delle Ferreira **All Approved: Yes** Any Opposed: None

Water Safety- AJ Schroeder referred back to the ATV concerns and asked again to police ourselves. May have to involve the Sheriff's Dept if necessary as there have been reports of kids throwing rocks at cars. Tara Bishop, via Zoom chat mentioned that there have been 4 wheelers by the large dirt pile and it's an accident waiting to happen. Mike Sentle mentioned about possibly closing that gate again as it had been in the past? Mike Herman, asked via zoom chat, asked could we use the same lock that is at the boat launch? AJ replied that members can still cause issues and members will have to remember to lock it back up. It was mentioned to maybe have a sign placed at this location? Randy Bernath (member) stated that the property that we were discussing is owned by Aqua Water. Karrie Patten stated maybe we need to connect with Aqua Water regarding if we have a contract with them regarding the property and review insurance requirements/transfer of insurance risks.

Building & Grounds- Anthony Salazar : Anthony began by stating that he would like the lake docks to be repaired or replaced prior to Memorial Weekend and will be looking for volunteers. An email will be sent out for Volunteers to sign up. Jody added that the member surveys were returned and the following were voted on by members:

1. Update the Beach-40 Votes
2. Update/Add/Replace Docks-19 Votes
3. Updated Playground Equipment

The board will be pricing beach sand.

Lake & Dam/Waste Water- Jodi Osmun: Jodi stated that Frank is waiting on a response from Bell Engineering. Janine added that Bell has expanded the scope of the project. Jodi made the following motion:

Motion 2021-05-13-02: Spend up to \$6,000 for cleaning out the pits.

First Motion: Jody Osmun Second Motion: Janine Rosenthal **All Approved: Yes** Any Opposed: None

Dredging- Delle Ferreira- Delle stated the last few weeks he has been working on the dredge and charging the battery. Also will be looking for volunteers and will have Karrie send an email for members to sign up. Piping needs to be hooked up and clamps to be used per Karen's response to Delle.

Delle stated he will look at the drums and get with Karen and John. Also will need a bobcat to life floats up.

Beautification Committee : Judith Schorling - Before Judith could begin, Jody Osmun applauded the committee for their recent events and for bring the lake community together. Per Judith, the committee has doubled in size in which she was very excited about. Mulch will be in around May 21st and the port a pots as well. Judith asked about using the guard shack as a library. Jody Osmun responded that the board feels it's not the best place to have a library due it being unsafe for people to stop and for it to be unlocked in fear of it being trashed. Judith shared their plans to have a car show on August 8th to bring in additional funds. The committee will have local bands perform during the car show along with vendors. Judith stated each vendor will sign waivers. \$15 entry fee applied. Karrie Patten stated that we will have to look into a special events policy or add it to the current policy for this event. If this is going to be an annual event, we could possibly add to the current policy. A member brought up that they did not like the idea of bringing people out for this event to possibly damage our new roads? Karrie Patten responded what is the difference with this event compared to having members plan an unapproved Wine Crawl event with the public attending? Karrie Patten also made it clear that this Wine Crawl event is NOT a Lake event. Anthony added that on May 22nd is recycling drop off and the trailer will be at the lodge parking lot all day. Tim Schorling added that he will have signs for members available and to contact him if interested or contact Judith.

Matt Hodges, member via Zoom Link, asked a question regarding going from 2 to 3 out buildings and asked if the deed restrictions could be changed/amended. Janine Rosenthal responded that to amend the deed restrictions would need to have 2/3rd of lot owners passing the vote with approving the changes. Janine stated this is a huge task and recommended a committee to be formed to get the votes to amend the deed restrictions.

Jenny Baker asked about the contract with the Farmers and the area by the dam. AJ confirmed that this is all ok as it was discussed by Frank and the DNR.

Events Committee aka Ladies & Lads of Lake Seneca Committee : Marie Fusinatto- Absent and no report submitted

Jody Osmun made a motion to adjourn the meeting.

First Motion: Jody Osmun Second Motion: Delle Ferreria All Approved: Yes Any Opposed: None

The LSPOA lodge was vacated at approximately: 9:14 PM

Jody Osmun- President

Approved : Karrie Patten Secretary