

Lake Seneca Property Owners Association Board Meeting 5/9/24

Summary of Business Actions

ATTENDEES:

Randy Bernath – In Person
Jack Fakhoury – In Person
Tony Flynn – In Person
Ken Kyte – In Person
Tim Moll – In Person
Rich Noonan – In Person
Cindy Theigs - In Person
Jenny Baker – In Person

FULL AUDIO AND TRANSCRIPTS AVAILABLE UPON REQUEST

REVIEW OF MEETING AGENDA – Tony Flynn

Tony Flynn Motion to approve the agenda for the meeting.
Second – Ken Kyte
Motion PASSED 7 to 0

MEETING MINUTES FROM APRIL'S MEETING ON 4/11/23 – Ken Kyte

Tony Flynn motion to approve the meeting minutes from December's meeting.
Second – Randy Bernath
Motion PASSED 7 to 0

REVIEW OF THE TREASURERS REPORT – Cindy Theigs

Cindy Theigs Motion to approve the Balance Sheet and Income statement for April 2024
Second – Randy Bernath
Motion PASSED 7 to 0

REVIEW OF THE MAINTENANCE REPORT – Randy Bernath

- Linda out mowing lots regularly
- Roads being dragged to fix potholes
- Kevin is working on duraberm spreading machine to make modifications/ adjustments.

REVIEW OF THE ROADS – Tim Moll

- Duraberm applied to a portion of Pontiac as training on new spreader and application process.
- Projecting enough duraberm to cover 4 miles of roads.
- Dust-stop to be applied once Pontiac finished and Yuma re-dragged
- Looking for volunteers to help fill potholes on Seneca Dr.

REVIEW OF LEGAL – Tony Flynn

- Wage garnishment in place for delinquent dues

- Need to fill role in office to handle collections.
- New rule for off-site garage/ storage space/ septic/ shed.
 - Ken Kyte motion to adopt new rule.
 - Second- Tony Flynn
 - Motion PASSED 7 to 0

REVIEW OF SECRETARY/ DAM & WATERWAYS – Ken Kyte/Tony Flynn

- Reminder to state name when speaking for ease of transcription

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Weir boxes being constructed for pits
- Excavator moved to Seneca Dr. pit for clean-out, Fail's to provide trucks to haul away material
- Mudcat purchased and received by Brad Wickham
- Discussion about long term plan for managing dredging

REVIEW OF ROADS & GROUNDS/ DOCKS – Rich Noonan

- Money allocated for tree management/ looking for contractor to do this work
- Kites to be put up at the beach, more to be ordered
- Improvements to the volleyball area
- Solar powered lights to be installed at basketball/ pickleball court area
- Pickleball net to be ordered
- Discussion on additional activities to attract people to the lake (e.g. fishing tournament)
- Question on restocking lake with game fish
- Question about program to destroy goose eggs, do we have one
- No Trespassing signs placed at all LSPOA-owned docks
 - No unauthorized fishing off docks that have been rented out

DISCUSSION ABOUT FB POSTINGS – Tony Flynn

- Officers and trustees have been having project management meetings on Tuesdays at 6:00
 - No Board activity conducted at these meetings, open to members to attend
- Registration program for boats and unlicensed vehicle driving on Lake Seneca roads
 - Program started to help identify people violating Deed Restrictions/ Bylaws and Rules
 - Also help identify people not belonging on Lake Seneca property
- Reminder to request guest passes from office for people staying longer with property owners
 - Guests are to be accompanied by property owners or carry guest pass
- Discussion on providing code to boat ramp gate/ security
 - Members are NOT to give the code to anyone else. Those requesting code should contact office to confirm standing and eligibility to be given code.
 - Reminder to close gate after using to avoid people piggybacking

REVIEW FROM BEAUTIFICATION COMMITTEE

- Playground horses hung and available
- Request for volunteers to clean picnic tables
- 55 tree mulched

- June potluck moved to June 15th and have Redneck Regatta
- Garage sale scheduled for June 29
 - Looking for stuff to auction off during garage sale to raise money for Beautification
- Discussion on doing dumpsters for summer
- Reminder about fireworks donations for July 4th
- Stan here May 11 to install boat lifts

OLD BUSINESS

- Response to question from last meeting on sources of moneys going into Capital Reserve fund

PROPERTY OWNERS TIME

- Question on removal of concrete blocks
- Question on cleaning out ditches where water not flowing
- Discussion on sale of Lot 915 as discussed and approved by Board at April meeting
 - Questions about if the whole association should have been allowed to vote on this sale
 - Bylaws grant authority to Board to purchase, sell, lease or mortgage lake owned properties
 - Suggestion to put a motion forward for next Annual meeting to restrict sale of Access Lots

Ken Kyte motion to postpone the sale of additional LSPOA Access lots until after annual meeting

Second – Tim Moll

Motion PASSED 7 to 0

MEETING ADJORNMENT

Tony Flynn Motion to adjourn the meeting.

Second – Jack Fakhoury

Motion PASSED 7 to 0

SIGNATURE _____

Anthony Flynn, President

SIGNATURE _____

Ken Kyte, Acting Secretary