

AGENDA
LAKE SENECA PROPERTY OWNERS ASSOCIATION
53rd ANNUAL MEETING
SEPTEMBER 19, 2021

1. PLEDGE ALLEGIENCE

2. CALL TO ORDER- President

Parliamentary Procedure is to be followed.

For Discussion, members will be recognized by displaying your **RED** recognition cards. **Please step up to the Podium, state your name, address and/or lot #**

Voting will be done by ballots only.

3. CERTIFICATION OF QUORUM – Secretary 37

Quorum is not less than 10% of voting members in good standing (Article 4 E)

4. CHAIR OF MEETING

5. AGENDA – Additions

6. MINUTES – Reading and Acceptance of the 2020 Annual September Meeting Minutes 30

7. INTRODUCTION OF THE 2021 BOARD MEMBERS
RECOGNITION OF 2021/2022 VOLUNTEERS
SELECTION OF VOLUNTEERS TO COUNT BALLOTS

8. TREASURER'S REPORT (15 Minutes):

- **Financial Report**
- **Collection Report**

9. REMARKS BY PRESIDENT

Close Polls 2:00 pm – Election judge/volunteers to office to count votes

10. OLD BUSINESS:

Motion-Waive budget requirements of ORC Chapter 5312.06 A.1

11. NEW BUSINESS: - 1 New Motion Today

Motion #1 to Extend the Special Road Assessment for 5 years through 2027 at \$200.00 annually.

12. COMMITTEE REPORTS – Beautification, Funeral, Beach, Road, Dam, Dredge

13. CERTIFICATION OF ELECTION

14. INTRODUCTION OF NEW BOARD MEMBERS

15. PROPERTY OWNERS COMMENTS AND REMARKS

16. NEW BOARD WILL MEET AT A LATER DATE TO DETERMINE OFFICERS

17. ADJOURNMENT

Lake Seneca Annual Members Meeting

9-19-2021 Meeting began at 1:32pm

Total attendance #37

1. Pledge of Allegiance
2. Call to Order-By President, Jody Osmun
3. Certification of Quorum-counted by Secretary, Karrie Patten and by President, Jody Osmun.
4. Chair of Meeting-Jody asked if anyone would like to run meeting. No response. Jody accepted.

Member stated that before beginning of the meeting, that this was a disrespect to the members that the board was seated above everyone else. Jody apologized that we do not mean to disrespect by having the board elevated however it's easier for the board to hear and for the secretary to have a place to take notes. Jody asked members if they have any issues of the board to stay seated elevated, only one member had an issue. Jody also reminded everyone that those who had red member tags will be recognized to speak and no one is so speak during the reports.

5. Agenda- Additions. Mike Sentele made a motion to amend time from 5 minutes to 3 minutes.

First Motion: Mike Sentele Second: AJ Schroeder All Approved: Yes-26 counted Any Opposed: No

6. Approval of September Meeting 2020 Notes: First Motion: Jody Osmun Second: Karrie Patten #31 Voted yes, no opposed.

7. Introduction of Board Members- Jody Osmun-President, AJ Schroeder-VP, Janine Rosenthal-Treasurer, Karrie Patten-Secretary, Mike Sentele-Maintenance, Frank Curtis-Water Way/Dam, Anthony Salazar-Building and Grounds and Delle Ferreria- Dredge. Volunteers acknowledged by Jody Osmun-Board President, those of the beautification committee, those who helped with dock repairs, and the board. Jody stated that the lake can not work without volunteers.

Ballot Counters: Judith Schorling, Jack, Cathy, and Becky- 4 volunteers confirmed.

8. Treasurers' Report: Presented by Janine Rosenthal-

Included balance sheet which was provided to all members in attendance which was reviewed. 365 invoices were sent out and balance sheet/ budget is not based upon the invoices sent out however is based upon 320 members as this is due to those who do not pay, collections, and passed due. However improvements have been made in collecting past dues. Expenses reviewed by Janine with members.

Question by member- Matt Hodge of 464 Seneca drive asked if what number qualifies for a quorum. Janine responded that it's based upon members who are in good standing which that number is 320. Janine continued to discuss the collections report which is from March 2021-September 2021. 188 of members have paid in full which cuts down the no pays. Janine thanked Theresa and Carol who are in the office assisting with the collections and the updates on the past dues. There were 23 collection letters sent after 60 days of being delinquent. \$49,591 collected in collection fees.

Question by member- Marianne, asked about the state assistance. Janine responded that the \$10,091 collected, filed for forgiveness towards wages and verified w/ the SBA and any additional income went to operating budget.

9. President's Remarks:

President-Jody Osmun

Jody began with thanking everyone for coming out and watching the community become more involved has been amazing to see. Jody stated how the lake cafe is a great asset and thanked Jack and Tracie for their sponsorship for the car show. Jody spoke highly of recent lake events, the car show, easter egg hunt, etc have been great for the lake. Thanked the volunteers again and to continue to help around the lake.

CLOSING OF POLLS-Meeting paused at 2pm to collect ballots and volunteers to the office to count votes.

10. Old Business-

Motion to waive ORC Chapter 5312.06, A.1-

1st motion- Carol from Lot 1116

2nd Motion- Pat Warner, 706 Seneca

All Favor- #35 yes

Any opposed-No

New Business:

Motion #1- 09.19.2021.2

Extend Special Road Assessment, Article 11a.1C for 5 years, \$200 Annually through 2027.

Becky delegated her vote to Chris while she counts ballots. Mike Sentle explained the opportunity for a line of credit available if we can extend this road assessment for additional road work. He hopes to have the roads reground and have nice back roads and to continue to improve the roads around the lake. Janine Rosenthal added 1 year left to collect to be able to pay off Seneca Drive Project. To extend this, is planning early to have the opportunity to have a line of credit and the bank needs to see this approved to do so.

Greg Sobczak, lot 192, asked where the rep from Klink is at when he stated he would be here to discuss any questions from the members. Greg asked why pass this based upon no work done and the rep did not show. Jim Delcamp, lot 434, stated he served on the original board and served 13 years on the lake. He had been involved on the info on the roads, and stated Mr. Klink did south roads and will need a chip and seal in another 4 years. Ten mile company screwed the lake on the roads they did by hiring a not so good sub contractor. Mr. Klink was hesitate on redoing the roads due to the culverts and would like to wait until the culverts settled. Jim's time was up and was asked to stop.

Greg Sobczak, lot 192, gave his time to Jim to continue to speak. Jim added that the cost per Mr. Klink was \$18.40 per linear feet, even though Ten Mile was \$3 cheaper, it is cheap work we don't need.

Marianne Miller gave Jim her time as well to continue.

Tim Moll from 570 Seneca drive, stated that if the Culverts were done properly, we wouldn't have this issue and no bids were done on the Culvert. Tim stated he provided a bid and the Board still went with Mike Elser. Greg Sobczak asked if the boards signed a contract with Klink that had an end date. Jody Osmun stated there is no time limit on the contract. Janine Rosenthal added that Mr. Klink did not feel comfortable coming with COVID and had guaranteed the pricing on the roads and welcomed any questions to be called to him. Jeff Tobaka of 533 seneca, stated the guy from Klink wasn't comfortable then why did he not bring this up earlier? Nancy Hodge of lot 908, Klink is holding our money and would we get any interest back? Also, what is the note payable of \$3100? Jody Osmun told Nancy that the question asked has to be related to the motion being discussed. Delle from lot 204, responded to Jeff that Klink was to be here and he decided not to be here. Janine Rosenthal responded to Nancy Hodge stated that our deposit w/ Klink is to continue the contract and advised them to keep the deposit. Brandy Saladin of 149 Seneca, stated this is a breach of contract and we should have the interest given back. Janine Rosenthal stated that Klink is not in breach of the contract as the delay was due to weather with other clients and the contract is available for members to review. Motion to move Mike's committee report up before voting on motion #1.09.19.2021.2.

All Favor- #33 yes

Any opposed-No

12. Committee Reports:

Road Committee: Mike Sentle- Mike began by introducing the new maintenance guy, Daniel

Camper. Mike said that when the culverts were done last year, Lumbey Lane had been done and the roads by the boat ramp were also done and the road fund paid for this. Anthony from Klink called Mike on concerns of the heaving or sinking of the culverts and asked to see if they should continue with the road project. Mike said he didn't want to make this decision alone to reground down and compact to leave for winter and do in spring? Mike didn't want to plow the work that Klink would do and mess it up so Mike discussed the options with the board and it was agreed it would be better to be done next year. Klink stated we are at the top of the list. Mike asked if there were any questions. Marianne Miller of 125 Seneca drive asked if there could be a written statement by Klink that LSPOA is first on the list? Mike replied that he could see and hold Klink accountable. Mike also added that the board only received 2 bids to do the road. Greg Sobzack from lot 192, asked if the culverts are certified? Mike stated pea gravel and compaction and with that there hasn't been any complaints. Jody Osmun added that no jobs got pushed before ours. Janine responded that the contract factors in the weather for others before us that were already scheduled and possibly had delays which delays our project. Tina Sobczak, lot 192, is the road done in layers? Mike stated no vibration is done and layers were done with the last road job and Klink just got behind. Stones being placed to fill and the LSPOA pays for the stone. Three ton of cold patch given to us but no stone. Mike also added that Bridgewater Township maybe able to chip and seal?

Jim Delcamp at lot 134, talked about the back roads and asked to talk with Tony Winters? Mike Sentle responded that he tried and received no response from Tony. Voting on Motion for Article 11.a.1c.- ballots received.

All Favor-#26 yes

Any opposed-11 **PASSED**

Jeff Tabaka and Nancy Schroeder counted ballots.

Dredge Committee-Delle Ferrira: Delle stating that after 2 1/2 years of working on the dredge, he

is disappointed on how well the dredge is working but no help to run it! Delle even asked the local college to have students respond and only received two responses, and one college kid came and ended up stating he didn't want to do it! Delle said he called even job replacement offices and no workers or temps available and the temp services are only able to work directly with employers. Delle Mentioned a member that stated they would provide dredge grant info and info for assistance and never heard from that member. Marianne Miller from 284 Seneca Drive that if we are about 10 years behind on the dredge, any company we could hire? Delle stated this dredge wasn't built to do what the lake truly needs it to do to catch up. Delle has been working with Mike Gallagher. Karen from 885, added that the dredge has ran for 5 successful years and no one has wanted to do it. It's only made to keep the channel open and can't go into the rock beds. Karen applauded Delle for his work and how the pits are cleaned out and has been great

keeping up with that. Karen added that everyone needs to help with keeping the sticks and trees out of the lake which makes the lake area worse. The dredge is only maintaining the lake. Karen stated it takes a whole community. Jody Osmun interrupted the conversation regarding a last minute ballot turned in and asked if anyone would be opposed to have this ballot turned in late. No one opposed.

Delle stated that Doug Morrison came in to train a class only as he doesn't want to run the dredge. Jody Osmun stated this is where a committee would be great and asked for anyone to chair this committee to help with getting bids and volunteers. Delle stated that Heartland Dredging provided bids. Janine Rosenthal added that 15,000 cubic yards would cost about \$225,000 from their bid back in October of 2019. Additional bid for 3000 cubic yards would be \$83,000 to do around the island and with the waterway budget of \$6500 a year for this is not enough. Matt Hodges of lot 464, asked if a motion could be made? Jody Osmun responded yes a motion for next year could be made. A lot of talking among members and interruptions, please refer to voice recording for more info.

Tim Moll asked about the \$6500 for water assessment to be used to dig out? Jody stated that a committee would be great for this. Tim asked about run the digging committee and to chair it. Delle said he would be on the committee. Janine stated to Tim to provide details on the job description, reports, and scope of the committee to the board.

Waterway-Frank Curtis: Frank talked about the Emergency Action Plan that is required by the State of OH and is working with Bell Engineering. Report has been provided to the OH DNR two months ago for review and will be another month for completion of acceptance of the report. Plan is for in the event of something happening to the dam and the procedures. Maintenance of the Dam has been done by Frank, expansion joints on the concrete were done in 2008 and inspection in 2018. Due to turbulence of the water over the dam, new caulking is needed and would be a 3 year project due to no help. 200 linear feet of caulking into a spill bucket, 1300 linear done and 700 more to go. Last year, the water had been lowered however this year, the water was not lowered due to the natural lowering of the lake with the lake of rain. There is a concern on the lake level however nothing can be done as this is due from nature. Spill bucket w/b worked on later this year with more rocks where the lake water goes into the St. Joe. More rocks would help with erosion, Frank added. Lake quality has been checked for bacteria and mold since 2016 without any problems. Frank also stated that he checks for Algae and all tests have come back within the requirements with the strips used for testing the levels of the water quality. Frank said that with the lake moving as fast as it does, this helps keep the water quality at a good level. Frank asked if any members had questions. No one had any questions.

Building & Grounds-Anthony Salazar: Anthony stated he doesn't have much to report however lights are to be done by the volleyball court and working on pricing for this. Looking at lights around the tennis court and pavilion and to update the gazebos down the road. Question asked by a member about

dock repairs. Anthony stated he is looking into update the docks even having Daniel looking at the docs right now however doesn't help when people run into the docks at the beach and those need to be repaired first.

Waterway Safety-Al Schroeder: Al from Lot 155, stated that with the summer season coming to

an end, the buoys will be coming out of the lake. Next year, watercraft will be coming in for safety classes and provide boat inspections for those who are interested without any citations given out. Shawn Miller from 284 Seneca, asked who decided that watercraft should come in? Al replied to Shawn that patrol can be on this lake at anytime. Jody Osmun said this is a board decision not a personal one. Shawn Miller stated he doesn't like the invitation of watercraft and why this was voted on. The conversation became heated between Shawn and the board, Jody Osmun silenced Shawn as he was out of order. Refer to voice recording for details regarding this heated conversation. Jody added that this is not debating and a time meeting needs to have order and everyone has to have respect for the order of the meeting and a time limit. Randy (a member) asked of the boat ramp placed is just for the DNR? Al Schroeder stated that no boat ramp for DNR is there. Al then asked why the concern for DNR not he water if you are not doing anything wrong? Randy's concerned is if you are drinking on the boat, no one wants to get in trouble for that. Mike from 162 Seneca drive, asked about the DNR boat ramp not being shared to the public about the boat ramp. Al responded again that there is no boat ramp. Mike Sentele stated that there are boating rules in place before Al came onto the board. Explained on how or when the DNR started to come out b/c of Mike's experience and our boating rules are certified with the State of OH laws. Mike stated there is a lack of the respect of the boating rules. Shawn Miller doesn't want law enforcement on the lake. Another heated conversation among members, please refer to voice recording for additional information.

Sandy from 234 Seneca, stated about how she appreciates the rules. Karen from 885, was the one who invited the Sheriff out due to the recent shooting of her cat and stated we need rules. Tina from lot 192, asked where the DNR boat launch is located at. Karen Tobaka from lot 533, what about the ATV Rules and who enforces them as there are many drunk on the golf carts. Melissa West from 225, asked about Security of the lake. Jody Osmun, president, responded that the lake does not have any security but does work with law enforcement. Melissa asked about having more cameras at the lake. Jody thanked her for the suggestion of more cameras. Al Schroeder spoke about the trail camera at the boat launch that monitors those at the boat launch to help see of anyone stealing the keys or any property damage and the photos are kept for one year. Melissa West suggested a committee for security. Jack from the Compass Cafe stated the cost of their ring camera which was \$2500.

Beautification Committee-Judith Schorling: Judith began that the Event & Beautification

Committees have been combined. Asked those on this committee to stand and thanked them. Judith shared the success from the Jiggs Dinner in March and the Car and Craft show in August. Thanked Jack and Tracie from the Cafe for their assistance and support and thanked Karrie Patten for assisting in

promoting the events. Judith stated that at the Lake Garage Sales, they wold out of the chicken dinners and will for sure need more next year. Talked about the upcoming Halloween Party for adults after the kids party and Breakfast with Santa this year and a OSU/MI Party. Judith also spoke about the many members that showed to assist with Clean up Day. Judith was excited to share about planning a reverse raffle and quarter mania this year as well. The committee hired Tammy Job Brown to be contracted to do the landscaping, and has done a great job at the front of the lake. Also looking to have Tammy JO provide a quote to do more work around the lake. Judith is hoping to get more tables around the boat launch and replace the seats at the kiddie pond and the plaques at the front of the lake. Donation jar had \$86 for the family that lost their home in the fire recently. \$2000 raised at the car show and \$600 from the Jiggs Dinner. Tracie from the Lake Cafe stated they will match the donation in the jar.

13. Certificate of Election: Ready by Karen at lot 533

Number of Votes:

#64 for Frank Curtis

#65 for Karrie Patten

#58 for AJ Schroeder

#63 for Mike Sentele

#16 Rich Noonan

Jody Osmun, president, stated that delegation of the board will be after the meeting.

14. Introduction of the New Board Members:

Welcome back Frank Curtis, Karrie Patten, AJ Schroeder, and Mike Sentele and new member, Rich Noonan.

15. Property Owners Time for Comments and Remarks

Janine Rosenthal responded to the \$31000 note that was for the tractor, no interested and three years to pay.

Jack rom the Lake Cafe, asked about the contractor bids are submitted to the board and asked about getting gas at the docks and lights at the beach area. Jack stated he is working with the oil company and would like to work with the board to update the beach, to come together for an overall plan for the lake.

Janine Rosenthal asked Jack to provide a scope to vote on, report to the board on pricing prior to February to get into the budget for the year. Jody asked if Jack would chair a committee for this? Matt Hodges from 464 asked about the status of the Zoom for the monthly meetings. Jody Osmun responded that using

personal equipment doesn't work especially if a member is sick or unable to attend a meeting. Jody also stated that the zoom needs rules and according to Roberts Rules for electronics to be used will have to be adopted into the by laws and rules around it. A motion can be made 45 days prior to the annual meeting. Matt Hodges said we need to have zoom and if we broke a non-existing rule or by law then what's the point? Jim Delcamp stated to propose a motion today and the motion can be mailed out to members which is an additional cost to do and if 2/3 vote come back then it will be passed. Matt Hodges from Lot 464 asked if the zoom motion would be like to amend the deed restrictions? Asked if we could send the zoom motion out? Matt Hodges made a motion and Brandy Saladin second that motion.

Matt Hodges from Lot 464, asked about the flag issue in the by laws. Mike Sentle said you can fly any flag but be respectful as this is a family community and dry a line in the sand on what is acceptable and stated we would ask for it to be taken down. Matt asked if the board sought any legal advise about this? Greg Sobczak asked if \$\$ for the pumps and if they had been replaced. Mike Sentle stated that the 220 single faced motors had been taken to the shop in angola and has been there all year. Can have the motor rebuilt and would cost about \$8000. A 3 phase motor could be purchased and should be cheaper and would stand weather conditions. Also talked about a controller on the new pumps and would be better than what we have currently. An gentlemen at the lake has been assisting with the motors as he is an engineer and is doing a study to provide recommendations to the lake. Mike Sentle stated that about 10 years ago a three phase would have cost \$10,000. Sandy stated that the Funeral Committee has not had any funerals at the lodge for a year and would like to remind that the lodge is free.

Anthony, #498, stated to stick with same contract that you like who do a great job then why go elsewhere?

Jim Delcamp, made a motion to adjourn. Meeting adjourned at 4:19pm.