LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD OF TRUSTEES MEETING JULY 2023

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on July 13, 2023 beginning at 7:30 PM.

Pledge of Allegiance.

Trustees Present: Tony Flynn, David Smith, Tara Bishop, Mike Sentle, Frank Curtis, Rich Noonan, excused Janine Rosenthal.

Approval/Additions to Agenda: None
Motion to approve
Moved: Flynn Seconded: Noonan

Motion: Approve minutes	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	Y	Y	Y	Y	Y	A

Motion Passed **Motion #23/7/13-1**

Minutes for June:
Minutes was reviewed:
Motion to approve the minutes
Moved: Bishop Seconded: Sentle

Motion: Approve minutes	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	A	Y	Y	Y	Y	A

Motion Passed **Motion #23/7/13-2**

Treasurer's Report: Janine Rosenthal
Motion to accept the Treasurer's Report
Moved: Flynn Seconded: Noonan

Motion Treasurer's report	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	Y	Y	Y	Y	Y	A

Motion Passed **Motion #23/7/13-3**

Expenses Report: Janine Rosenthal –

Motion to accept the Treasurer's Report
Moved: Flynn Seconded: Noonan

Motion Treasurer's report	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	Y	Y	Y	Y	Y	A

Motion Passed **Motion #23/7/13-4**

Collection/Legal: Tony Flynn
No collections for June.

Maintenance/Roads: Mike Sentle – The culvert on Mohave was replaced this week it was old, worn out and damaged. Mike made a statement that he feels some people on the lake are being verbally abusive towards Daniel our maintenance man, he went on to say that Daniel has been the best maintenance man since he has been responsible for maintenance. Most people do not have an idea of the amount of work Daniel does. James Delcamp asked about the contractor Klink if we have had communications regarding the road, Mike stated yes, they were out here and assessed the road and want to wait until next year to topcoat, need more time to cure. Mike & Tony will go this week and view another area to possibly replace a culvert. Tara Bishop for Matt Hodge requested to share the road work on Yuma, it is 99% completed. Mike stated we only have one maintenance person and years ago we had three, James Delcamp agreed with this statement. Greg Sobchez asked about paying maintenance salary from the area that the work is done? Tony said we could investigate that. Mike also stated we can thank Mike Herman for repairing the pump on county road R, for no charge, (a round of applause). Matt Hodge was asking about the property behind Mike Herman, Tony will investigate.

Secretary/social media: Tara Bishop – was using the zoom for this meeting since we have a new internet provider, (so far so good), Tony stated that Metalink will be giving the lake a discount. Frank Curtis is acting secretary until the September meeting.

Waterway/Dam: Frank Curtis – we have had three months of water testing (bacteria & mold) all in the safe swimming range, this has been typical since 2015 when I started testing. No testing for algae at this time not warm enough and the rain has been enough to send water over the dam. We had our dam inspection from ODNR in June and we have not received the results yet but talking with the inspectors they were mostly happy with the inspection, a small hole (6" in diameter) of concrete on top at the south end needs to be patched and they approved me to make the repair. They have noticed a small leak around the back of the intake on the outside of the ring in the expansion joint, this has been present since 2008, they are asking LSPOA to contact an Engineer to investigate.

Dredging: David Smith – David contacted Dennis Miller and is waiting for his reply. Tony water safety, fireworks display was great, donations were about $4200.00, people complained about a jet ski pulling a tuber with no spotter and going fast in the no wake shallow end of the lake. A person swam the width of the lake near the beach when we had many boats going past, possibly need the DNR to visit the lake. Maryanne Miller asked about the dredging grant money from the state, Tony stated we need 1.5 million to complete the dredging properly and we have about $220,000.00 not near enough to start this project, we will continue to look for financial resources. Mandy asked if we are planning to replace Teresa in the office, Tony said yes she will be leaving and we are looking for her replacement, he asked Mandy if she was interested she stated no. Tony said we need someone with a financial background for part-time, Greg Sobchez asked about staggering hours for training, Tony said that's possible. Matt Hodge asked if motions can only be made by Trustees, he was told no anyone can, but you need to bring the motion to a meeting and have five (5) members in good standing signatures.

Buildings and Grounds: Rich Noonan – Plan to put up sails and concrete is finished in the tennis court. The sails are going to be put in concrete, the frame will stay up and flags taken down in the fall. Greg Sobchez thanks everyone for the memorial service for his mother.

Beautification Committee: Jenny Baker – fund raiser received over $2000.00, kids playtime and drawing tickets for the kayaks. Potluck on august 19th and car show august 5th, need volunteers for both.

Old Business Nothing

Property Owners' Time: Marianne Miller submitted a property owners problem resolution form. (See attached), What is on the annual meeting agenda to vote on? Tony replied we are about to answer your question in new business.

New business

Motions to be voted on at the annual September meeting.

Tony Flynn made a motion to increase the operating dues by $150.00, Rich Noonan seconded. approved. (See attached motion).

Tony Flynn made a motion to extend the waterway project funding until 2030, Rich Noonan seconded. approved. (See attached motion).

Tony Flynn made a motion to set the annual September meeting date to September 17th at 1:00 pm, Mike Sentle seconded. approved (see attached motion).

Matt Hodge asked about changing deed restrictions, Tony agreed he thinks some changes are needed and will investigate this.

Jenny Baker asks for volunteers to setup 6 tables.,

Greg Sobchez explained he was asked to not park his golf cart/UTV on the grass by the beach by some local resident, he was told that is in the rules and if he wants to park there, ask to change the rules.

Board Meeting Motion to Adjourn

Moved: Flynn Seconded: Sentle

Motion Adjourn	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	Y	Y	Y	Y	Y	A

Motion Passed **Motion #23/7/13-5**

The LSPOA lodge was vacated at approximately: 9:45 PM

Tony Flynn, President Approved Frank Curtis, Acting Secretary

Date: 7/13/2023

LSPOA BOARD MOTION & MINUTE MEETING FORM

Motion:
To increase the operating dues by $ 150.00
#23/7/13-6

Firsts Motion Tony Flynn votes first

Seconds Motion Rich Noonan votes second

Discussion:

Trustee (s) Designated to Champion execution of this Motion
Tony Flynn

Do you Support this Motion? passed

Motion #23/7/13- 6	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	Y	Y	Y	Y	Y	A

Date: 7/13/2023

LSPOA BOARD MOTION & MINUTE MEETING FORM

Motion:
To extend the Waterway Project funding until 2030
#23/7/13-7

Firsts Motion Tony Flynn votes first

Seconds Motion Rich Noonan votes second

Discussion:

Trustee (s) Designated to Champion execution of this Motion.
Tony Flynn

Do you Support this Motion? passed

Motion #23/7/13- 7	Sentle	Curtis	Noonan	Smith	Flynn	Bishop	Rosenthal
Vote	Y	Y	Y	Y	Y	Y	A

Date: 7/13/2023

LSPOA
July 31, 2023
Balance Sheet

ASSETS			
Current Assets			
LSPOA Checking Account	$ 53,576.82		
Petty Cash	200.00		
Dam Fund-Savings	70,958.77		
Capital Reserve Account-4958	84,173.54		
Special Road Assessment	51,988.49		
5 Year Waterway Cleaning	192,973.97		
LSPOA Lodge Remodeling	8,711.64		
Bridge Bank Account-4680	16,315.13		
Monthly Payments-New 2018	3,828.70		
Emergency Reserve Fund	15,102.48		
Total Current Assets			**497,829.54**
Property and Equipment			
LAND	10,623.08		
LAND IMPROVEMENTS	734,780.03		
ACCUM. DEPR. - LAND IMPROVE	(636,009.73)		
BUILDINGS	69,585.67		
ACCUM DEPR - BUILDING	(60,733.97)		
EQUIPMENT	264,207.49		
ACCUM DEPR. EQUIPMENT	(264,207.50)		
VEHICLES	30,197.31		
ACCUM DEPR - VEHICLES	(30,197.31)		
NEW DAM	1,489,795.90		
ACCUMULATED DEPRECIATION-	(1,489,795.90)		
Total Property and Equipment			**118,245.07**
Other Assets			
Total Other Assets			**0.00**
Total Assets		$	**616,074.61**
LIABILITIES AND CAPITAL			
Current Liabilities			
Federal W/H Tax Payable	$ 765.30		
FICA Employee Tax Payable	607.64		
Medicare Employee Tax Payable	142.14		
FICA Employer Tax Payable	376.25		
Medicare Employer Tax Payable	105.72		
State W/H Tax Payable	186.59		
Local W/H Tax Payable	694.43		
School District Tax	(166.21)		
SUTA Payable	552.41		
FUTA Payable	65.91		
Note Payable	11,676.30		
Total Current Liabilities			**15,006.48**
Long-Term Liabilities			
Notes Payable - Current	10,500.00		
Dam Construction- Loan Payable	254,018.18		
ROAD LOAN #89812	20,986.89		
Total Long-Term Liabilities			**285,505.07**
Total Liabilities			**300,511.55**
Capital			
Retained Earnings	107,191.23		
Net Income	208,371.83		
Total Capital			**315,563.06**
Total Liabilities & Capital		$	**616,074.61**

LSPOA
Income Statement: Budget Variance
For the Five Months Ending July 31, 2023

	Current Month Actual	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues				
Donations	$ 0.00	$ 2,410.00	0.00	2,410
One-Time Lodge Repair	0.00	630.00	1,500.00	(870)
Pavilion Rental	50.00	125.00	100.00	25
Snow Removal-Driveways	0.00	0.00	350.00	(350)
Rental - Dock Space	0.00	2,451.67	2,000.00	452
Special Road	4,125.21	54,281.79	64,000.00	(9,718)
Membership Dues-Lot Fee	1,636.33	23,930.23	25,000.00	(1,070)
Membership Fees	6,674.77	87,770.46	102,400.00	(14,630)
Mowing	300.00	854.29	2,000.00	(1,146)
Rental - Lodge	0.00	1,145.00	1,000.00	145
Real Estate	500.00	500.00	0.00	500
Dirt Sales	0.00	180.00	0.00	180
Dam Assessment	7,211.75	94,484.12	112,000.00	(17,516)
Misc. Income	40.00	1,064.33	0.00	1,064
Investment Income	0.00	50.39	100.00	(50)
Bridge Repair/Improvement	0.00	720.00	1,500.00	(780)
Equipment Sales	0.00	1,200.00	0.00	1,200
Dam Fund Interest	0.00	18.79	0.00	19
Recyclable Assets Sales	0.00	672.00	0.00	672
5 Year Waterway Cleaning	4,126.68	53,985.66	0.00	53,986
Collection Fees	435.00	3,889.27	0.00	3,889
Total Revenues	25,099.74	330,363.00	311,950.00	18,413
Gross Profit	25,099.74	330,363.00	311,950.00	18,413
Expenses				
Office Wages	2,619.51	14,601.06	35,000.00	(20,399)
Maintenance Wages	1,486.25	11,716.88	40,000.00	(28,283)
Employer FICA Tax Expense	348.14	2,503.66	4,650.00	(2,146)
Employer Medicare Tax Expense	0.00	0.00	1,100.00	(1,100)
Employer FUTA Tax Expense	0.00	0.00	450.00	(450)
Employer SUTA Tax Expense	0.00	0.00	250.00	(250)
Telephone	240.13	1,210.87	2,500.00	(1,289)
Utilities	66.88	3,269.42	11,000.00	(7,731)
Insurance General	466.00	2,514.25	6,000.00	(3,486)
N'letter Exp. Print & Mailing	0.00	0.00	1,000.00	(1,000)
Office Expenses	0.00	1,145.07	2,500.00	(1,355)
Legal & Professional	310.00	5,342.80	8,000.00	(2,657)
Public Rel & Promotions	0.00	673.84	0.00	674

LSPOA
Income Statement: Budget Variance
For the Five Months Ending July 31, 2023

	Current Month Actual	Year to Date Actual	Year to Date Budget	Year to Date Variance
Interest Expense-Dam	0.00	8,922.81	20,000.00	(11,077)
Maintenance Supplies & Other	855.84	2,026.98	1,500.00	527
Equipment Repair	2,836.49	5,018.93	6,000.00	(981)
Dues/Dam & Association	0.00	1,329.20	1,300.00	29
Licenses	407.00	407.00	500.00	(93)
Real Estate Taxes	5,359.76	5,359.76	10,300.00	(4,940)
Legal-Collections	0.00	1,344.50	15,000.00	(13,656)
Buildings & Grounds	7,022.52	8,828.86	2,500.00	6,329
Postage - Office Expense	0.00	417.98	500.00	(82)
Bank Charges	0.00	15.00	120.00	(105)
Bureau of Workmens Comp. Taxes	0.00	72.08	700.00	(628)
Other Expenses	0.00	940.31	0.00	940
Roads	0.00	15,022.27	102,000.00	(86,978)
Lodge Remodel	0.00	4,315.48	0.00	4,315
Fuel - Maintenance	(2,855.20)	2,855.20	7,000.00	(4,145)
Capital Improvements	769.23	18,267.82	50,000.00	(31,732)
Waterway Cleaning Repairs	0.00	526.14	5,000.00	(4,474)
Waterway Cleaning Sub Contract	0.00	3,750.00	0.00	3,750
Total Expenses	19,932.55	122,398.17	334,870.00	(212,472)
Net Income	$ 5,167.19	$ 207,964.83	(22,920.00)	230,885

LSPOA
Select For Payment Preview Report
As of Aug 8, 2023

Filter Criteria includes: 1) For all Invoice amounts 2) For all Vendors 3) and Discounts expire on the discount date 4) Bank Account: 102 5) Invoices Due Before: 9/29/23 6) Discounts Lost By: 8/8/23. Report order is by Vendor ID.

Vendor ID Vendor	Invoice#	Inv. Date	Due Date	Balance	Disc. Date	Discount Amt	Pay Amount	Pay Method
ELAN FINANCIAL SERV ELAN FINANCIALS SERVICE	LUNCH@COM LUNCH@COM	8/4/23 8/25/23	8/25/23 9/24/23	43.33 53.45	8/4/23 8/25/23		43.33 53.45	
				96.78			**96.78**	-WAITING ON STATEMENT
FLYNN, ANTHONY FLYNN, ANTHONY	LUNCH@COM	7/26/23	8/25/23	50.00	7/26/23		50.00	
				50.00			**50.00**	- pd.
JOHN DEER FINANCIAL JOHN DEER FINANCIAL	BAL OF PREV	7/24/23	8/14/23	42.98	7/24/23		42.98	
				42.98			**42.98**	pd
NOONAN, RICHARD NOONAN, RICHARD	CONCRETE-J	7/28/23	8/27/23	164.54	7/28/23		164.54	
				164.54			**164.54**	pd.
PELTCS Peltcs Lumber Company, Inc	CONCRETE MI	7/31/23	8/10/23	605.16	7/31/23		605.16	
				605.16			**605.16**	pd.
PITNEY BOWES GLOBAL PITNEY BOWES GLOBAL FI	PRO C VERS	7/5/23	7/28/23	187.37	7/5/23		187.37	
				187.37			**187.37**	pd
	Report Totals:			**1,146.83**			**1,146.83**	

Number of Checks: 6

LSPOA
Select For Payment Preview Report
As of Aug 8, 2023

er Criteria includes: 1) For all Invoice amounts 2) For all Vendors 3) and Discounts expire on the discount date 4) Bank Account: 102 5) Invoices Due Before: 9/29/23 6) Discounts Lost By: /23. Report order is by Vendor ID.

Vendor ID / Vendor	Invoice#	Inv. Date	Due Date	Balance	Disc. Date	Discount Amt	Pay Amount	Pay Method

Beginning Account Balance:	51,309.99
Total Amount of Payments:	1,146.83
Ending Account Balance:	50,163.16