

Lake Seneca Property Owners Association Board Meeting 9/12/24

Summary of Business Actions

ATTENDEES:

Randy Bernath – In Person
Jack Fakhoury – In Person
Tony Flynn – In Person
Ken Kyte – In Person
Tim Moll – Absent
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 – Rich Noonan
Motion PASSED 6 to 0

MEETING MINUTES FROM LAST MEETING ON 8/8/24 – Ken Kyte

Ken Kyte motion to approve the minutes from last month's meeting.

- Question from Greg Sobczak about his short-term rental registration

Second – Cindy Theigs
Motion PASSED 6 to 0

REVIEW OF THE TREASURERS REPORT – Cindy Theigs

- Introduced new office staff member
- Discussion on reporting of dredging wages, basis for charging \$75 for mowing lots
- Discussion about cash management and moving money between funds

Cindy Theigs Motion to approve the Balance Sheet and Income statement for August 2024
Second – Tony Flynn
Motion PASSED 6 to 0

REVIEW OF BEAUTIFICATION COMMITTEE – Jenny Baker

- Dates for next Potluck, Halloween party
- New Christmas tree decorating at main entrance
- Ideas for dressing up pavilion

REVIEW OF THE MAINTENANCE REPORT – Randy Bernath

- Dump truck back in service
- Mowing and weed treatment getting done by Linda, Jim Delcamp and Randy Bernath

Randy Bernath makes motion to purchase flail mower for mowing roadsides, ditches and tall grass
Second – Cindy Theigs
Motion PASSED 6 to 0

REVIEW OF THE ROADS/ BUILDING AND GROUNDS – Rich Noonan

- Duraberm application to begin every Saturday through November 23, 2024
- Finishing up the East side of lake then moving to West side
- Dust locks will be applied this year on roads already done
- New work is being done to fix areas on Seneca Dr. with erosion issues
- Reminder to get building permits in for work when lake is lowered
- Boat ramp to be replaced in October, reminder to have boats out of water by then
- Lake will be lowered to allow for dam caulking and inspection
- New project to light up trees at the main entrance with white lights, adopt a tree program
 - New electric lines will be run to each tree

REVIEW OF LEGAL – Tony Flynn

- Continue to look for ways to collect obligations

ADDITIONAL WORK BEING DONE – Tony Flynn

- Pickleball net is up/ striping down
- Thanks to volunteers helping with roads/ dredging

Tony Flynn makes a motion to draw name of volunteer at Annual meeting to award \$250 credit towards dues
Second – Cindy Theigs
Motion PASSED 6 to 0

REVIEW OF SECRETARY/ DAM & WATERWAYS – Ken Kyte

- Dam work to be done in October
- Water testing being conducted from May to September
- Jim Delcamp to provide info to Ken Kyte on dam
- Request for the name of engineer to inspect dam

REVIEW FROM DEED RESTRICTIONS COMMITTEE – Ken Kyte

- Committee to be formed after the Annual meeting to begin work on revising deed restrictions

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Dredging has recommenced and will go until October 18th
- Contract in place for the remainder of this year
- Discussion about working on shorelines of access lots while lake is lowered

OLD BUSINESS

- Discussion about dock assignments, review of rule

PROPERTY OWNERS TIME

- Complaint received about excess vehicles, other things on LSPOA property
 - Property owner contacted about cleaning it up
- Report of old tile causing drainage issues on his property
 - Tile was not put in by LSPOA, likely old farm tile, not association issue
- Request to remove organic debris from gully before fixing road at Seneca Dr. and Shoshone

MEETING ADJORNMENT

Tony Flynn Motion to adjourn the meeting.

Second – Rich Noonan

Motion PASSED 6 to 0

SIGNATURE: _____ SIGNATURE: _____

CYNTHIA THEIGS, PRESIDENT

KYTE KEN, SECRETARY