

Lake Seneca Property Owners Association Board Meeting 7/10/25

Summary of Business Actions

ATTENDEES:

Randy Bernath – In Person
Jack Fakhoury – In Person
Lora Mitchell – Absent
Ken Kyte – In Person
Tim Moll – In Person
Rich Noonan – In Person
Cindy Theigs - In Person
Curt Ellsworth – In Person
Kevin Doyle – Present

FULL AUDIO AND TRANSCRIPTS AVAILABLE UPON REQUEST

REVIEW OF MEETING AGENDA – Cindy Theigs

Cindy Theigs makes a motion to approve the agenda for the meeting.

Second – Rich Noonan

Motion PASSED 8 to 0

MEETING MINUTES FROM LAST MEETING ON 6/12/25 – Ken Kyte

- Discussion about our relationship with the subcontractor performing the dredging

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

Second – Cindy Theigs

Motion PASSED 8 to 0

REVIEW OF THE TREASURERS REPORT – Cindy Theigs

Cindy Theigs makes a motion to approve the Balance Sheet and Income statement for June 2025

Second – Rich Noonan

Motion PASSED 8 to 0

REVIEW OF THE MAINTENANCE REPORT – Randy Bernath

- Linda out mowing the lots
- Kevin's been maintaining the equipment, and will learn how to run the flail mower
- Question about getting area by bridge mowed

REVIEW OF THE ROADS REPORT – Tim Moll

- Working to keep the section of Seneca Dr, with Duraberm leveled out
- Plans to chip and seal that section once South pit cleanout s done
- Potholes have been filled with cold patch

- Plans to use cold patch to fix the sides of the road that are eroding

REVIEW OF LEGAL – Cindy Theigs

- Larry Sines lots did not sell at auction
- Contacting attorneys about next steps to get lots deeded into LSPOA name
- Closing on sale of 3 lots to new members

REVIEW OF DEED RESTRICTIONS – Ken Kyte

- Annual Meeting to be held on September 14th at 1:00 pm
- Reminder that motions for consideration at the Annual meeting need to be seconded and have 5 sponsor signatures from members in good standing
- Signed motions are due into the office between July 16 and July 31st
- Packets will be mailed out to members no later than August 25th
- Discussion about which members of the current Board are at the end of their term

REVIEW OF DAM & WATERWAYS – Curt Ellsworth

- Emergency Action Plan submitted to the ODNr for review
- Discussion about additional work to the dam

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Dredging continues
- South pits cleanout continues
- Still working on turbidity curtains
- Discussion about where the dredging will be done this year
- Discussion about performance bond

REVIEW OF BUILDINGS/ GROUNDS – Kevin Doyle

- Building permit applications for a new construction continue to be submitted

REVIEW FROM EVENT COMMITTEE – Cindy Theigs

- July 19th – Cornhole and horseshoe tournaments, music, pig roast
 - Request for volunteers
- August 2nd- Redneck Regatta/ baked sale
- Amazing Race tournament being set up
- Question about the car show date

OLD BUSINESS - None

NEW BUSINESS

- Status of grants applied for sediment control – Cindy Theigs
- Meeting with Marcy Kaptur's staff scheduled for 7/17
 - Question about opening up meeting to members
- Discussion about routes for trucks carrying dirt from the South pit

PROPERTY OWNERS TIME

- Discussion about Commissioners meeting at the Compass – Ken and Randy

MEETING ADJORNMENT

Cindy Theigs makes a motion to adjourn the meeting.

Second – Rich Noonan

Motion PASSED 8 to 0

SIGNATURE: _____

Cindy Theigs, President

SIGNATURE: _____

Ken Kyte, Secretary