

Lake Seneca Property Owners Association Board Meeting 12/14/24

Summary of Business Actions

ATTENDEES:

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

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 7 to 0

MEETING MINUTES FROM LAST MEETING ON 11/14/24 – Lora Mitchell

Lora Mitchell makes a motion to approve the minutes from last month's meeting.

Second – Cindy Theigs

Motion PASSED 7 to 0

MEETING MINUTES FROM SPECIAL MEETING ON 11/16/24 – Lora Mitchell

Lora Mitchell makes a motion to approve the minutes from last month's meeting.

Second – Rich Noonan

Motion PASSED 7 to 0

REVIEW OF THE TREASURERS REPORT – Lora Mitchell

- Question about the increase in revenue due to sales of road grader
- Question about negative value for mowing, refunded to members incorrectly charged for mowing

Lora Mitchell makes a motion to approve the Balance Sheet and Income statement for November 2024

Second – Jack Fakhoury

Motion PASSED 7 to 0

REVIEW OF THE MAINTENANCE REPORT – Kevin Doyle

- Loader purchased, repairs being done for safety reasons
- Set to start plowing roads when needed

REVIEW OF THE ROADS – Tim Moll

- Duraberm applied to Tass/ Seneca where needed
- More Duraberm to be applied from bridge to Tass
- Question about using spreader to apply duraberm

REVIEW OF LEGAL – Cindy Theigs

- Continue to look for ways to collect obligations
- Question about lawyers' opinion on deed restrictions

REVIEW OF DAM & WATERWAYS – Curt Ellsworth

- Waiting for a proposal from dam caulking firm to update Emergency Action Plan (EAP) to address ODNR issues
- Question about Insuring Dam once brought back into compliance

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Experiment to use mechanical dredging to remove silt to address member questions from special meeting
- Mats will not work due to the amount of silt
- Tony Flynn to investigate getting barges for this work

REVIEW OF BUILDINGS/ GROUNDS – Kevin Doyle

- One new construction home approved to be built

REVIEW FROM BEAUTIFICATION COMMITTEE – Jenny Baker

- Thanks to volunteers that help with lake activities/ lodge activities
- Potluck on Monday night
- Fundraiser in late January for Beautification committee
- Review of Christmas party with Santa/ Mrs. Claus

OLD BUSINESS - None

PROPERTY OWNERS TIME

- Request to address duraberm pile on Manito as it is blocking access to members lots
- We had intended to spread duraberm, but equipment failures ended the work earlier than expected
- Duraberm piles were stationed strategically to make sure there was access to all lots, although not necessarily convenient
- Commitment to start road work in Spring with this pile

NEW BUSINESS

- Board members attended Bridgewater township meeting
 - Concerns about providing fire and EMS service to Lake Seneca through Pioneer
 - Bridgewater Township does not want to pay price increase from Pioneer Fire service so now contracting through Montpelier, Madison Township, Northwest Township
 - Suggested establishing First Responder station at Lake Seneca
 - Impact on fire insurance rates
 - Who do members contact regarding burn permits with break with Pioneer Fire dept.
- Discussion about having Superbowl party in the lodge
- Lights to be put up on trees next week

MEETING ADJORNMENT

Jack Fakhoury makes a motion to adjourn the meeting.

Second – Cindy Theigs

Motion PASSED 7 to 0

SIGNATURE: _____

Cindy Theigs, President

SIGNATURE: _____

Ken Kyte, Secretary