

# Lake Seneca Property Owners Association Board Meeting 10/10/24

## 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 – In Person  
Jenny Baker – In Person

## FULL AUDIO AND TRANSCRIPTS AVAILABLE UPON REQUEST

### REVIEW OF MEETING AGENDA – Cindy Theigs

Introduction of new trustees/ officers and roles

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 9/12/24 – Ken Kyte

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 for Lora Mitchell

Cindy Theigs makes motion to approve the Balance Sheet and Income statement for September 2024

Second – Randy Bernath

Motion PASSED 8 to 0

### REVIEW OF THE MAINTENANCE REPORT – Randy Bernath

- Mowing of ditches and lots with new mower, Linda continues mowing lots
- Kevin continues to keep the shop running

Randy Bernath makes motion to purchase new loader up to Total purchase price of \$25000

- Current loader has become inoperable
- The new loader will be used for road work, dredge pit cleanout, etc.
- Selling backhoe and road grader to offset cost

Second – Rich Noonan

Motion PASSED 8 to 0

#### REVIEW OF THE ROADS – Tim Moll

- Duraberm application done for the season due to breakdown of loader
- New work is being done to fix areas on Seneca Dr. with erosion issues

#### REVIEW OF LEGAL – Cindy Theigs

- Continue to look for ways to collect obligations

Cindy Theigs makes a motion to engage new legal consulting services for association

- Current legal counsel is not as responsive as we'd like
- \$700/ yr base consulting fee

Second – Jack Fakhoury

Motion PASSED 8 to 0

#### REVIEW OF DAM & WATERWAYS – Curt Ellsworth

- Lake level to be lowered for boat ramp replacement and dam inspection/ maintenance
- Dam inspection to be completed on October 17th
- LSPOA has received notice of violation for dam operation due to lack of follow through on previous inspections/ updating emergency action plans
- Discussion about insurance for the dam/ emergency action plan updating

#### REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Dredging planned to continue until Nov. 18th
- Pipes and barrels to be removed from the lake before lowering the water level
- Discussion about dredging for next year, effectiveness of dredging this year
- Weir boxes to be installed in both pits this year

#### REVIEW OF BUILDINGS/ GROUNDS – Kevin Doyle

- Request for volunteers to install wooden posts in front of basketball/ pickleball courts
- Materials to run electrical to trees at front entrance to be purchased/ request for volunteers with electrical experience
- Reminder to get permits in for shoreline work during drop in water level
- Sign to be put up at the dirt piles near bridge to remind people to request permission before taking

#### REVIEW OF DEED RESTRICTIONS/ BYLWS/ RULES – Ken Kyte

- Bylaws have been revised with motions that passed at the recent Annual meeting, being circulated to the Board for review
- Rules to be updated next with new rules passed at the recent Annual meeting
- Work to update Deed Restriction will follow

#### REVIEW FROM BEAUTIFICATION COMMITTEE – Jenny Baker

- Discussion about Christmas tree lighting ceremony
- Reminder about Halloween party at lodge on 10/27, Trick or Treating to follow

- New Double slow cooking donated to Beautification committee from Joyce Collins
- Breakfast with Santa and Mrs. Claus on Saturday December 7<sup>th</sup> at 9:00 am
- Potlucks to continue 3<sup>rd</sup> Mondays of the month at lodge

OLD BUSINESS - None

PROPERTY OWNERS TIME

- Discussion regarding mailing sent out for Special meeting
  - Request for more information regarding the proposed motions
- Discussion about mowing of some lots with signage for wildflowers
- Discussion about mowing lots and charges
- Discussion about tree removal efforts, bird issues and rotting trees

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