

**Lake Seneca Property Owners Association, Inc.
Board of Trustees Meeting May 2023**

Property Owners Attendance: 6 present, no Zoom

Board of Trustees Attendance: Present; Tony Flynn, Mike Sentle, Janine Rosenthal, Tara Bishop, Rich Noonan, and Frank Curtis

Pledge of Allegiance to the Flag

Tony Flynn: Opening-Call to Order, Roll Call: David Smith excused absent

Approval/Additions to Agenda: no additions

Motion: Accept Agenda	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith
Vote:	Moved	Yes	Yes	Seconded	Yes	Yes	N/A

Approval of Meeting Minutes:

Motion: Accept November minutes	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith
Vote:	Yes	Seconded	Yes	Yes	Yes	Moved	N/A

Janine Rosenthal read the Treasurer's Report and Expenses Approved Report, copies of reports are handed out to all property owners and available at the office.

Janine stated we needed to correct the capital improvements on the balance sheet. 150-170 needs to transfer to the appropriate areas when Carol catches up journal entries.

Mike Sentle stated there is 1 more payment on the tractor.

Motion: Accept Treasurer's Report	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith
Vote:	Yes	Seconded	Yes	Yes	Moved	Yes	Yes

Motion: Accept Expense Report	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith
Vote:	Yes	Seconded	Yes	Yes	Moved	Yes	N/A

Committee Report from Janine Rosenthal on Collections/Legal:

\$9307 was collected

\$4351.62 judgment was received on lot owner

20 delinquent members were sent to collection for a total of \$29,610.21

2 homes were foreclosed on; one was purchased at auction on 4/6/2023. One was from a mortgage company and the other by a private owner. The balance on this home owed to LSPOA is \$2330.00. The other was purchased by the banks and once the eviction process is complete, it will be listed for sale. The balance due from this member is \$24,669.24; we should receive this from the bank.

Committee Report from Mike Sentle on Maintenance:

We are working on trying to get the pontoon running, it keeps quitting and has new plugs and hoses. Delle is planning to look at it this weekend. Monday on Yuma we will start moving equipment and tearing out the ditch bank, please be patient. We are looking for a replacement for the bottom of the slide or we will need to throw this away. Daniel is cleaning around the court and has grass peeled up. The willow tree is coming down. Tony will be asking for property clean up on certain homes. First we need to clean up the lodge; we scrapped pontoons, sold a motor and made about \$1000. Daniel filled in potholes by the ramp and Stan will be putting in lifts this weekend.

Committee Report from Tara Bishop Secretary/Social Media:

We will check into Metalink cost vs. current service. There is still no Zoom.

Committee Report from Frank Curtis on the Dam:

Will check the beach this weekend since swimming is starting. There was a conference call with the State of Ohio and the EAP submitted is not good enough, now they stated it is too much information. Bell will be submitting a rough draft for approval. Will keep everyone posted on the dam inspection date.

Committee Report from Tony Flynn on the Dredging:

The original plan was mechanical excavation but with the damage to the properties that is not a good idea. Viking will quote around the island using a hydro ho on the backside. Tony will provide a breakdown cost. Mike Gallagher will be here Memorial Day weekend to quote with a

new dredge from Italy. We are still looking at grants, but waiting on a final cost and then this will be shared with MVP.

Report from Tony Flynn on open items:

Tony made a motion to allow realtors to sell lots for a \$500 per lot commission and the cost will cover this expense. The realtors are Sandy's daughter and Ryan Ruble.

Motion: Sell Vacant Lots	Flynn	Sentl e	Curti s	Noonan	Rosenthal	Bisho p	Smit h
Vote:	Moved	Yes	Yes	Seconded	Yes	Yes	N/A

Tony also met with David Newcomer as he is looking for business, this would be building houses on properties available and then sell. We have to push properties, we have a lot, and we have to sustain and we need more annual income.

Tony would like to thank all volunteers, they worked hard at feeding the chipper and that is not easy work. It was successful and happened fast and the nature trails look great.

We are looking for volunteers for beach clean up

Jack is waiting on his sign boards and his project up front will get finished

Linda is mowing and doing a great job. She does it all: paints, mows, docks, chips

Committee Report from Rich Noonan on Building & Grounds:

The bathrooms are 99% complete, Greg and Tina put in potty steps. All docks are in. There are trees in the lake that are in the way of houses we will look at.

To follow up on Gary Mossberg's complaint on the new construction house and the time frame this is taking. This house will be tore down, this house is inhabitable, and is a total loss. If during the tear down this falls in the lake it will be at his expense. Once tore down a log cabin will be built by an Amish crew. We will be doing follow ups through the whole process. Williams County does not have inspections and it is a concern this house has not fell in the lake, it is not safe and the builder is from Napoleon, but there is conflicting stories.

Tony Flynn will be going around tagging yards that need cleaned up.

Linda stated she is now mowing & is new and trying to stay in boundaries.

Committee Report from Jenny Baker:

Thank you to everyone for establishing the library, they are getting more books in and are sorting. Water is not a problem because the cases are on blocks.

Holiday items have been cleaned out, there are 12 tubs organized and labeled.

Jenny would like to encourage spring cleaning on Saturday May 20th. Do this on your own time; we need to clean the beach, trash in the roads, etc.

There will be an up-coming chicken bbq, we are doing well on the kayak raffle. We will be putting out internet advertising for the June 24th garage sales, \$12 a meal for the chicken. We will need donations for the bake sale for June 24th.

Saturday June 17th is the potluck at the Pavilion, bring your chairs.

The potlucks are a big bonus, there is always different people and they enjoy it.

Car Show August 5th Delle and Jack

Doug Tinsel passed away and on June 4th we will need food donations for his celebration of life.

The guard shack window was replaced by Mark Smith.

June 17th is a boat parade if there is interest Jenny will be asking for Flag Day

Do we want to start a fireworks fund for 4th of July events?

Old Business

Nothing new to report

Property Owners Time:

Tony stated the office is working on the newsletter and this will be combined and then back on track

There is a new website lakeseneca.net it has real lake pics and is more inviting

Concerns with young kids driving golf carts and jet skis

The DNR will be here watching

We are looking to offer a boater safety course

As we grow we need rules

Motion: Adjourn	Flynn	Sentl e	Curti s	Noonan	Rosenthal	Bisho p	Smit h
Vote:	Moved	Yes	Yes	Seconded	Yes	Yes	N/A