

**LAKE SENECA PROPERTY OWNERS, ASSOC., INC.**  
**BOARD OF TRUSTEES MEETING July 8, 2021**

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge and members on Zoom, on June 8th, 2021 beginning at 7:30 PM.

Pledge of Allegiance.

**Trustees Present:** Anthony Salazar, Delle Ferreira, Jody Osmun, Mike Sentle, Janine Rosenthal, Frank Curtis, AJ Schroeder, and Karrie Patten.

**Absent:** None

**Approval/Additions to Agenda:** none

**Approval for June 2021 Minutes:**

First Motion: Karrie Patten   Second Motion: Anthony Salazar   All Approved: Yes   Any Opposed: None

**Treasurers Report & Collections Report: — Janine Rosenthal**

Janine reviewed the income statement and balance sheet as of June 30th the total revenue is \$21,838.17. Interest due listed is for the recent dam payment. Total assets of \$512,845 minus property of \$131, 368 which shows from the balance sheet of \$644,214. The second payment (1/3rd) will be made once the road project will begin. Collections report reviewed which is attached.

Jim Delcamp, Lot 434, asked regarding the judgements that are received, how are they divided? Janine responded that the income received are placed into the misc account then 30% into membership dues depending on the ratio.

Treasurer's Report-First Motion: Janine Rosenthal   Second Motion: Jody Osmun   All Approved: Yes   Any Opposed: None

**Expenses-Janine Rosenthal :** Janine reviewed the attached expense sheet with total paid expenses of \$17,264.08.

First Motion: Jody Osmun   Second Motion: Delle Ferreira   All Approved: Yes   Any Opposed: None

**Property Owners Time: (Via Zoom)**

Mike Herman asked via zoom message, Janine read his question out loud, about the green buoys , if they will be placed out onto the lake? Mike Sentle responded that he had asked a volunteer last year to do this and were

misplaced. Mike Herman also asked if the map of the lake will be placed on the website. Karrie Patten responded it will be. Delle responded as well that he can re-anchor the buoys.

James Delcamp, Lot 434, asked about the camper per his problem resolution form that is on lot 605. Jim asked if anyone has talked with those that own the camper? AJ replied that the cops were called. Delcamp stated that the board should have the President, VP, and a deputy to go out to the camper and remove them from our property. AJ stated that this can't be that easy as the process is more detailed due to the owners of the RV are in the process or are owners of the property due to a transfer of the property deed. AJ also stated that the board has sought legal counsel and will follow up with the deputy that had stopped out previously. AJ added that we can't just yank the trailer off of the property. Large debate among property members as Jody interrupted the debate due to the conversation was going no where.

Anita Herman-property form submitted (472 Seneca Isle) had a concern regarding dredging quotes that have been assessed by other companies or outsourced? She is concerned about the depth of the water. Janine replied that it has been issue with those who continue to go to that end of the lake stirring up the water and causes issues in that area and doesn't help the issue. Janine asked those to observe the laws that are in place. Jody stated that the money for dredging was on the agenda at the annual meeting and how to use this money. To have the dredge outsourced is very costly. Delle added that he had a conversation with Kenny Skiles about how much it was to have a company do the dredging. Kenny stated in that conversation (not at the meeting with Delle) that 20 years ago, it was quoted \$250,000 for only 7-8 feet. They had dug up the basin to help however that is now filling back up. Delle wants to open that basin back up and help with the waterway. Jody added that the rivers pits have been being cleaned every year as previously it was only being cleaned every two years. Janine addressed the process for a vote to outsource for the dredge to be out sourced at the annual meeting. #2 issue on Anita's form was asking if we are going to drain the lake to check the dam? She suggested a professional (Bell Engineering) to come and look at it. Frank addressed that we have been working with Bell Engineering and they were out and stated the dam is good. Doug Tansel at 1417 added that he is concerned about the cat tails which will dry out the lake and have issues with the state. Mike Herman, via zoom stated he would contact Heartland for dredging quote. AJ stated that anyone who wants to contact organizations for additional grant money as suggested by Jack from the Lake Cafe, we would welcome the help.

Jim Delcamp, lot 434 stated that the cost for sewers to be placed at the lake with vac or forced gravity for pumping to Nettle Lake or Pioneer had been a conversation in the past. Also spoke about Lagoons.

Tara Bishop, Lot 396, submitted a property resolution form asked about dredge quotes (were addressed earlier by the board in response to Anita Herman's form). She had mentioned on her form, board motions and annual voting and email sent today and communication changes. Tara felt that she was targeted in the email sent out earlier today about the wine crawl as no email had been sent out like this previously. Jody stated that we are trying to state for any events that are not approved by the board or on an approved committee, the lake is not liable. Tara stated the wine crawl isn't a wine crawl and is a private event. Janine responded that the two posts she had seen on Facebook which Janine showed her phone to the members, stated the title was Wine Crawl which she had screen shot. Marie added that it's a meet in greet for members however Janine and Jody both responded that on social media that non members were invited. Jody or Janine tried to explain that our insurance does not extend to this and if it's a private event then it would be on Tara's private FB page and not a public page and not through-out the lake but held at her home. Mike-no lot number provided- stated that the

communication is not great as members received an email 5 minutes before asking for volunteers for the dredge. Mike stated there has been plenty of emails that have been sent that were weeks ahead of when they needed volunteers and still got no response. Karrie Patten added that she is sending information out when she is given it and that she tries her best to send these out but can't until she is given the information by the committees or board members. Karrie also added that in years past that there has not been this type of communication and if a member needed information, they can also contact the board members directly or the office as before. The communication is a work in progress as this is still new for the lake and better than what it has been.

**Old Business:** None

**New Business:** Janine made a motion regarding updating rules and regulations to attach fines for violation or non compliance with rules, bylaws, or deed restrictions.

Motion:2021-07-08-01: First offense for violation or non-compliance of a rule, bylaw, or deed restriction will result in a written warning issued by the LSPOA and where applicable will state a time frame for the member to come into compliance. The member will be provided with a written copy of the rule, bylaw, or deed restriction in violation. If the member does not come into compliance, the member will be fined \$50. If after 30 days, the member is still not in compliance, he will be fined \$100 each month thereafter or the association will bring the property into compliance and charge the costs to do so to the member. Collections rules per the bylaws apply to these amounts. The member may appeal to the board. Examples of this would be for junk/debris on the property or violation of the camper rules.

First Motion: Janine Rosenthal Second Motion: Frank Curtis All Approved: Yes Any Opposed: None

Second motion made by Janine Rosenthal in addition to motion # 2021-07-08-01-

Motion: 2021-07-08-02: This motion is to clarify rules and regulations regarding no wake zones. Motion to include the following section from the Ohio Revised Code in LSPOA Rule and Regulations.

Operation in Restricted Areas (ORC 1547.08) No Person shall operate a vessel at greater than idle speed or create a wake under any of the following circumstances:

- With any area of buoyed or makes as a "no wake" area.

First Motion: Janine Rosenthal Second Motion: Mike Sentle All Approved: Yes Any Opposed: None

## **Committee Reports:**

**Maintenance/Roads:** Mike Sentle said he will be working on cold patches. Mike thanked Jim Delcamp for mowing. Mike added for the below motion, that he will need main power to maintain the pumps. Frank Curtis asked if we could hire a contractor to do this? Mike Herman provided his number to Mike Sentle to help assist. Mike made the below motion:

Motion #2021-07-08-3: Motion to use \$30,000 over the next 2 years to redo the pumps that are to be legally maintained. As of now 2 out of the 4 pumps are running and will need to be placed on a three phase single power.

Matt H from lot 786 asked if he were to create a committee to make some necessary changes to change the deed restrictions how many votes does he need? Janine responded that he would need 2/3rds of the lot owners votes to amend the deed restrictions. AJ added that this has been done and has been unsuccessful as there are lot owners that are dead or don't live here and hard to contact. Mike H stated he can get this done.

**Water Safety- AJ Schroeder:** AJ began by stating that OH Water Safety was out this past Fourth of July weekend and were NOT giving any warnings, only tickets for safety violations as the officer was not happy with what he seen over the weekend and will be back. AJ again reminded everyone to police yourselves and be safe. Also, AJ added that the boat launch code had to be provided to water safety as it's mandated. Discussed a few violations with kids on front of pontoon boats, etc.

**Building & Grounds- Anthony Salazar :** Anthony stated that the beach sand will be down shortly and possibly rent a shifter for the beach. Doug T from Lot 1417, asked about the old direct on the beach, if that will be removed or are we just placing the new sand over the old? Anthony replied more sand will be placed onto and no old will be removed. Matt from Lot 786, if sand will be placed on the ice during the winter to avoid erosion, Anthony said no.

**Lake & Dam/Waste Water- Frank Curtis:** Frank asked Mike Sentle if he can get stones to fill the spill bucket for this fall and would require a dump truck. Water quality is really good as he did not find any visible bacteria or fungus over the weekend. The water quality has been the same for the past year and half. Algae should not be present and is checked by the beach area. Mike Sentle added that the roads will now be going to be updated in August.

**Dredging- Delle Ferreira-** Delle stated that the piping and strapping on the dredge was bad. Nate, Mike, Matt, and Delle had to rebuild these and will need help to finish hooking up the dredge. This Saturday, July 10th, Delle will be doing a run-through. Moving forward, Delle stated that he would need 10 volunteers to help run the dredge which will be 2 people on a 4 hour shift and will be paid \$15 an hour. The volunteers would be required to take the dredge training class and is hoping to have this class

next Saturday ,July 17th.

**Beautification Committee : Judith Schorling** - Judith began by thanking Karrie Patten for the advertising for the Garage Sale/Bake Sale as the bake sale made \$900 and were able to sell 350 chicken dinners! Jenny Baker added that they also received many donations that day!! Judith reminded everyone about the upcoming Car Show in August.

**Events Committee aka Ladies & Lads of Lake Seneca Committee : Marie Fusinatto-** Present but no report was provided or updates.

Karrie Patten made a motion to adjourn the meeting.

First Motion: Karrie Patten Second Motion: Jody Osmun All Approved: Yes Any Opposed: None

The LSPOA lodge was vacated at approximately: 9:38 PM

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Jody Osmun- President

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Approved : Karrie Patten Secretary