

Lake Seneca Property Owners Association Board Meeting 2/15/24

Summary of Business Actions

ATTENDEES:

Randy Bernath – In Person

Jack Fakhoury - In Person

Tony Flynn – In Person

Ken Kyte – In Person

Tim Moll – In Person

Rich Noonan – Illness

Cindy Theigs - In Person

Jenny Baker – In Person

FULL AUDIO AND TRANSCRIPTS AVAILABLE UPON REQUEST

REVIEW OF MEETING AGENDA – Tony Flynn

Tony Flynn Motion to approve the agenda for the meeting.

Second – Cindy Theigs

Motion PASSED 6 to 0

MEETING MINUTES FROM JANUARY'S MEETING ON 1/11/23 - Tony Flynn

Tony Flynn Motion to approve the meeting minutes from December's meeting.

Second – Cindy Theigs

Motion PASSED 6 to 0

REVIEW OF THE TREASURER'S REPORT – Cindy Theigs

Cindy Theigs Motion to approve the Balance Sheet and Income statement for the month of December.

- Discussion about the valuation of the lots owned by the LSPOA
- Questions about value of equipment owned by the LSPOA
- Discussion about office software, potential replacement

Second – Tony Flynn

Motion PASSED 6 to 0

Cindy Theigs motion to pay outstanding bills associated with lodge repairs

Second – Tony Flynn

REVIEW OF THE MAINTENANCE REPORT – Randy Bernath

- More gravel roads dragged/ graded in January
- 40 driveways plowed to date

REVIEW OF THE ROADS – Tim Moll

- Discussion about number of new potholes
- Dump trucks damaging roads taking material from sand piles
- Trucks coming in at 6:30 am

REVIEW OF LEGAL – Tony Flynn

- Wage garnishments for members in arrears

REVIEW OF SECRETARY/ DAM & WATERWAYS – Tony Flynn

- Dennis Gallo resigned from Board effective 2-11-24
- Board to collect quotes for dam caulking and other paperwork from Dennis

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Obtained quotes for emptying pits
- More investigation of how best to get lake dredged this year
- Discussion about removal of trees/ debris from lake

REVIEW OF ROADS & GROUNDS/ DOCKS – Ken Kyte

- Ken provided updates due to Rich's absence
- Discussion about results of committee working on creating new rule for using additional lots for garage/ storage space buildings and sheds
- Discussion about updating deed restrictions
- Discussion on bringing property owners into compliance and/ or grandfathering

REVIEW FROM BEAUTIFICATION COMMITTEE

- Update on playground horse reconditioning
- Easter Egg hunt on March 23rd
- Annual Yard Sale on June 29th
- Pancake/ sausage fundraiser took in \$478

NEW BUSINESS

- Discussion about dry hydrants

MEETING ADJORNMENT

Tony Flynn Motion to adjourn the meeting.

Second – Randy Bernath

Motion PASSED 6 to 0

Ken Kyte, Vice President

Cynthia Theigs, Treasurer