Lake Seneca Property Owners Association Board Meeting 8/13/26

Summary of Business Actions

ATTENDEES:
Jim Delcamp– In Person
Jack Fakhoury – In Person
Lora Mitchell – In Person
Ken Kyte – Absent
Rich Noonan – In Person
Bill Kast- In Person
Curt Ellsworth – In Person
Kevin Doyle – In Person

FULL AUDIO AND TRANSCRIPTS AVAILABLE UPON REQUEST

REVIEW OF MEETING AGENDA – Rich Noonan

Kevin Doyle makes a motion to approve the agenda for the meeting.
Second – Jack Fakhoury
Motion PASSED 7 to 0

MEETING MINUTES FROM LAST MEETING ON 7/9/26 – Lora Mitchell

Lora Mitchell makes a motion to approve the minutes from last month's meeting.
Second – Curt Ellsworth
Motion PASSED 7 to 0

REVIEW OF THE TREASURERS REPORT – Lora Mitchell

- Discussion about allocating dam funds and account balancing
- Discussion about breaking out big ticket items

Lora Mitchell makes a motion to approve the Balance Sheet and Income statement for July 2026
Second – Rich Noonan
Motion PASSED 7 to 0

REVIEW OF THE MAINTENANCE AND ROADS REPORT – Jim Delcamp

- Keeping grass mowed as best we can
- Trouble with one of the service trucks
- Thanks to Rich, Curt and Jack for all their help with maintenance around the lake
- Culvert on Pawnee replaced and road reopened
- Chip and seal delayed until weather dries out
- Dust down to get applied as weather permits
- Ditches will be done once road work is completed
- Discussion about mowing equipment
- Discussion about costs for new Seneca Isle bridge

REVIEW OF LEGAL – None

REVIEW OF GOVERNING DOCUMENTS – None (absent)

REVIEW OF DAM & WATERWAYS – Curt Ellsworth

- Seneca Isle bridge done
- Bridge Doctor doing some repairs on the Seneca Dr. bridge, retaining walls and resealing the deck surface
- Work on the dam waiting for water levels to go down
- Discussion about costs for bridge work and timing

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Dredging is on-going
- Discussion about the girl operating the dredge vs. Brad
- Pipe connecting dredge to North pit was replaced
- Question about the rocks near the North pit

REVIEW OF BUILDINGS/ GROUNDS – Bill Kast

- Permits continue to come in for review

REVIEW FROM EVENT COMMITTEE – Linda Noonan

- August 15th Wine Crawl
- September 6th Amazing Race
- October 31st Fall Fest/ Halloween
- Planning for Nov 7th for Craft Show
- Discussion about booth costs

OLD BUSINESS – Rich Noonan

- Spectrum agreement is still being worked out
- Second mowing to start September 1st

PROPERTY OWNERS TIME – None

NEW BUSINESS – Rich Noonan

- LSPOA will no longer be plowing driveways in the Winter due to wear and tear on the equipment and inability to keep up
    - Office will have a list of vendors
- Need two members in good standing to count ballots at the annual meeting

Lora Mitchell makes a motion to send the Larry Sines properties to Sheriff's sale for a cost of $1400
Second – Jim Delcamp
Motion PASSES 7 to 0

- Jack Fakhoury initiates discussion about water lines and Spectrum installation
- Discussion about Aqua rate increase

MEETING ADJORNMENT

Rich Noonan makes a motion to adjourn the meeting.
Second – Lora Mitchell
Motion PASSED 7 to 0

Signature: _____ Signature: _____

Rich Noonan, President Ken Kyte, Secretary