

Lake Seneca Property Owners Association Board Meeting 11/14/24

Summary of Business Actions

ATTENDEES:

Randy Bernath – In Person
Jack Fakhoury – In Person
Lora Mitchell – In Person
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

Cindy Theigs makes a motion to approve the agenda for the meeting.

Second – Tim Moll

Motion PASSED 9 to 0

MEETING MINUTES FROM LAST MEETING ON 10/10/24 – Ken Kyte

Ken Kyte makes a motion to approve the minutes from last month's meeting.

Second – Cindy Theigs

Motion PASSED 9 to 0

REVIEW OF THE TREASURERS REPORT – Lora Mitchell

- Discussion about capital expenditures, Lora to report at next month's meeting
- Question regarding putting funds into CDs to earn interest
- Discussion about bad debt reporting

Lora Mitchell makes a motion to approve the Balance Sheet and Income statement for October 2024

Second – Randy Bernath

Motion PASSED 9 to 0

REVIEW OF THE MAINTENANCE REPORT – Randy Bernath

- Done mowing of ditches and roadsides. Mowing continues in fields
- Linda putting snow stakes along Seneca
- Driveway plowing will prioritize those with medical conditions

REVIEW OF THE ROADS – Tim Moll

- Duraberm application done for the season due to breakdown of loader
- Plans to chip and seal sections on Seneca in Spring, apply dust-down on Duraberm covered roads
- Question regarding pothole repairs before Winter

REVIEW OF LEGAL – Cindy Theigs

- Continue to look for ways to collect obligations
- New law firm engaged for legal issues/ questions, currently reviewing Deed Restrictions, Bylaws and Rules

REVIEW OF DAM & WATERWAYS – Curt Ellsworth

- Caulking of dam completed, additional repairs made at that time
- Pin holes in gates to be addressed, installing grate to prevent trees from getting into spillway
- Dam inspected prior to caulking work, Report to be provided

REVIEW OF DREDGING/ WATER SAFETY – Jack Fakhoury

- Cleaning of the North pit continues
- Boat launch demolished and replaced
- New gates to be installed

REVIEW OF BUILDINGS/ GROUNDS – Kevin Doyle

- Poles set in front of the basketball courts
- Finished running electrical to all the trees at the front entrance for tree lighting
- Concrete pads to be poured for chicken and hippo

REVIEW OF DEED RESTRICTIONS/ BYLWS/ RULES – Ken Kyte

- Bylaws have been revised, reviewed and recorded with the county. Copies available in office
- Rules are currently being updated
- Deed restriction committee to be assembled once Rules are completed

REVIEW FROM BEAUTIFICATION COMMITTEE – Jenny Baker

- Potluck this Monday
- Ornaments for main Christmas tree to be decorated by members
- Breakfast with Santa and Mrs. Claus on Saturday December 7th at 9:00 am
- Discussion about tree lighting ceremony/ events
- Lodge will be open for Michigan/ Ohio State game on Nov. 30, chili cook-off?

OLD BUSINESS - None

PROPERTY OWNERS TIME

- Acknowledgment of efforts to remove debris from the lake while lake is lowered
- Question regarding burning leaves on the shoreline
- Discussion about when the lake level will be raised
- Discussion about helping members clean up their shorelines that need help
- Question regarding special meeting motions

MEETING ADJORNMENT

Cindy Theigs makes a motion to adjourn the meeting.

Second – Rich Noonan

Motion PASSED 9 to 0

SIGNATURE: _____

Cindy Theigs, President

SIGNATURE: _____

Lora Mitchell, Treasurer