

LAKE SENECA PROPERTY OWNERS, ASSOC., INC.
BOARD OF TRUSTEES MEETING -July 9, 2020

Minutes of the Lake Seneca Property Owners Association, Inc. Trustees Meeting at Lake Seneca Arrowhead Lodge on July 9, 2020 beginning at 7:32 PM.

Pledge of Allegiance.

Trustees Present: Frank Curtis, Mike Sentle, Janine Rosenthal, AJ Schroeder, Jody Osmun and Karrie Patten

Absent: Chris Cummins

Approval/Additions to Agenda: Approved without additions

Approval for June 2020 Minutes:

First Motion: A.J. Schroeder Second Motion: Janine Rosenthal All Approved: Yes Any Opposed: None

Treasurers Report: -- Janine Rosenthal- Discussed member charges turned over to collections.

Expense Report- Janine Rosenthal- Reviewed expense sheet. Stated the Dam Payment was made and reviewed the expenses for the equipment repairs and the \$5000 cleaning cost for the pit. Member questioned the % of return on the collection services in which Janine responded that it has been a very good return and happy with the progress.

First Motion: Karrie Patten Second Motion: Frank Curtis All Approved: Yes Any Opposed: None

Collections: -Janine Rosenthal- As of June 12th to July 9th, \$10,502.95 has been collected in delinquent payments. Courts dates have been postponed due to COVID. Janine will submit her collections report to the board secretary. Janine stated a member who has collection dues of \$5,171.61 has agreed to make monthly payments.

Motion: #20/07/09-1-Expenses:

Jody Osmun made a motion to purchase 5 new 25mph signs, 24-25 new posts, and hardware for the lake with a total cost of \$1,000.

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

Property Owners Time:

Jan submitted a resolution form in regards to a pine tree on CR 8 on the north side that is in need of saving. Resolution form was given to Mike Sentle to follow up on.

Committee Reports:

Maintenance/Roads: Mike Sentle began with a comment on the hot weather we are having. Mike stated that they are caught up on the mowing and patches on Seneca Drive have been filled along with the hydrant on the building has been fixed. Drive Shaft on the mower is needing repairs. Mike also stated that Mike Elser will be here in 2 weeks to work on the basin and tile at the BB court and will update the 15-17 culverts that are in need of updating so they are prepared for the new roads. Mike shared that he had to fire one of his employees due to lack of attendance and poor work quality. He has hired a replacement as of this week. Also, Mike stated that he did receive 8 speed signs from the Village of Montpelier. A.J. Schroeder made a comment about needing these signs to hopefully help slow traffic down as there are concerns in regards to vehicles and ATV's speeding around the lake. AJ shared with members in attendance that the board has met with Sheriff Koshert earlier this evening regarding what the board can do when someone is spotted speeding and not obeying the rules at the lake.

Dredging and Legal- Jody Osmun- Per Jody, No legal to discuss. Jody shared that Delle is on pace in getting the dredge up and going however will be on vacation next week. Mike wared claned the river pits and will be cleaning the island pit next. Member, Greg, asked if the dredge is capable in doing it's job. Jody responded to Greg that the dredge will be fine once it's completely fixed as we had a delay due to more issues than planned plus the set back due to COVID. Jody added that we can't afford the dredge to be out and the repairs made has been the best option and direction. Jim, a member, asked if we have people lined up to work the dredge. Jody responded to Jim and additional members that currently we do not have anyone at this time however Delle is trying to get caught up and that we are not planning to dredge only for 2-4 hours a day. Frank Curtis added that the dredge had more damaged than what we expected and Mike Sentle added that he did not feel that the Babette (?) was not placed in correctly which did not help with anything.

Waterway AJ Schroeder- AJ discussed the boards' meeting with new Sheriff Tom Koshert to review the Lake's roads and water rules and what we can do to help stop the ongoing speeding issues and lack of rule abidance. Kids on boats and ATV's are becoming more of a concern. We as a board were advised to take photos of those who are not following the rules and also breaking State Boating Laws and speed signs and forward the photos and information to the Sheriff's dept. AJ advised it was a good meeting. Jody added that the board will be updating the rules to be more in align with the State of Ohio rules and once the rules have been updated, will be posted for members.

Buildings & Grounds/Dam/Waste Water: A. J. Schroeder- Permits received from members for pools and a fence. AJ stated that it has been pretty quiet. Fixed a cable on the pad lock by tennis courts to help with the amount of cars and has planned to update the basketball court with a new hoop and to clean the area.

Lake & Dam/Waste Water- Frank Curtis: Frank stated he tested the lake water on 7/8/20 at the walk over on the dam and looked good. Nothing alarming that he could find, only a few logs he had to remove at the dam. He received 4 truck loads of dirt to place on the south side of the dam where there has not been any vegetation. He may need additional 2-3 truck loads this spring. The Emergency document is almost completed as there are 16-20 items that need to be corrected. Frank is expecting to receive a signed plan by the State of Ohio shortly. This document can be updated if needed since it's considered a living document. Frank added that there has not been any water testing this month and there is a 48-72 hour of incubation report. Algae will be checked later this month. Greg, a member, asked what the life of the dam is. Frank responded from his findings that it should last another 30-40 years if it continues to be well maintained. Jim, a member, added that there is a 40 foot metal seawall placed in the dam. Greg, a member asked if we could have the water lowered this fall as he feels this would help with the deterioration at the lake. Frank responded to Greg and members that he is going to

be discussing this with the board on when we will need to lower the water, hopefully later this year or next. Frank also added that the continued lowering of the water, taking pressure on and off of the dam can be more harmful to the dam than helpful and was advised not to do it annually.

Beautification- Barb Hulisz: Barb was absent from the meeting. Jan, a member, reported on the behalf of Barb that the Chicken BBQ was a great success and sold \$858 in the lodge and for carry out/outside sales were \$2300!!!

Old Business: None at this time

New Business: None

Conformance Committee- David Duebner: David was absent. No report was made.

The LSPOA lodge was vacated at approximately: 8:16PM

Jody Osmun- President

Approved

Karrie Patten Secretary