

Lake Somerset Property Owners Association

Board of Directors Meeting

January 12, 2011

The meeting was called to Order at 7:00 P.M. by President Jim Weber followed by the Pledge of Allegiance.

Roll Call of Directors - (Karen Macpherson)

Jim Weber-P	Al Hoffmann-P	Jim Wajda-P	Frank Miller-P
Bert Lawrence-P	Mitch Wetzler (excused)	Gary Grandy-P	Tony Harsch-P
Karen MacPherson-P			

Secretary Report

The minutes of the November 2010 meeting were read and approved. A motion to accept was made by Tony Harsch, seconded by Bert Lawrence and carried.

Gazette Schedule:

Board member submission to Pete	2/21/11
Gazette Layout (Pete)	2/22 to 3/8/11
Board Review	3/9 to 3/16/11
Printer	3/17 to 3/30
Post Office	3/31 to 4/6/11

Treasurer Report (Bert Lawrence)

The treasurer report was reviewed. A vote to accept was made by Tony Harsch, seconded by Jim Weber. Motion carried.

Bert stated that Item # 21 is not an anomaly and money has been transferred to meet insufficient funds. We may need to cash in a CD to maintain sufficient funds until dues are collected. Jim stated that we have 4 months of negative cash flow and suggested we send bills out earlier. Discussion followed and it was felt that if we send them out too soon they are lost and need to be resent. It was decided that bills will be in the mail by March 1/2011.

Jim complimented the addition of the budget on the financial reports. Motion to accept the financial report as presented was made by Gary Grandy seconded by Tony Harsch and carried.

Clearing titles cost about \$500 to \$1500 per lot. One Attorney suggested selling properties as is. The realtor stated that there are times she is able to clear titles at no cost. Jim Weber stated that this will require further investigation. Bert contracted with a typist to work on the Redbook. The work has been completed. He will proofread, make CD'S and post this on the website. When this is done he will

turn future updates over to Al Hoffmanner as VP. He asked for and obtained board approval to present the typist with a \$100 gift certificates.

He will buy a CD burner for about \$100. This will store files and be kept in the lock box. He may need help installing this and would also like to make payment for this help in the form of a gift certificate.

Due to upcoming expenses one or more CD's will need to be cashed. He will review the best option available to us.

An addition will be made to the minutes for bank documentation. This will include a list of those able to sign.

He has a letter from the attorney. This will be discussed at an executive meeting this Saturday.

MB Securities: As an assoc. this is probably not a wise investment. Jim Weber will review this and discuss at a later date.

Christina Scollard and Larry McNeal are no longer part of the LSPOA board and need to be removed as signatories to our accounts at CP [Federal Credit Union](#). Persons currently authorized to sign financial documents for the LSPOA are: Albert Lawrence, Treasurer; Albert Hoffmanner, Vice President; Gary Grandy, Director; Anthony Harsch, Director.

Committee Reports

Community Council - Ingrid Vocker (excused)

Building Control - Gary Grandy

No changes, \$350 YTD.

Water Quality - Frank Miller

Budget increase from \$26,200 to \$50,000

Water Sampling - Wally is retiring. K&A has made a proposal to take over the sampling for \$1600. Frank made a recommend that we go with them for continuity under the direction of George. A vote will be taken at the next meeting. He wants water committee members present for sampling and lake surveys.

K&A: The worst case scenario for Herbicide cost is \$50,469. We may be treating parts of the lake not previously treated. Frank & Jim want the board to be advised of the increased cost and that the current budget will not meet this cost. Lake conditions are a priority this year and the first treatment should be around May 1 for about \$5,256. There has been no increase in the K&A contract. Board members have been asked to review the contract and vote at the next meeting.

Bert proposed that they increase the number of site visits. Frank has asked that board

members send questions to him via email. JimWeber suggested that we pay them on a quarterly basis. Tony stated that in the past it was on an as use basis. Frank and his committee will look at past performance and additional options. Holding Pond Dredging- Tony Harsch contacted Mark Spieth who will be on site next week to begin. Dredging material will go to the brush pile. \$4200 has been approved for this project.

Frank stated that he has picked his committee. It will consist of 8 members with Al Hoffmann as chairman. A list of meeting dates will be sent out to the committee and board.

The initial teardown of the Harvester was 12/5/10. At that time massive oil leaks were found. Repair quotes have been reviewed by all board members. The rebuild is not to exceed \$6000. The board agreed to approve this expenditure going over budget. They will need a \$1500 down payment with the rest due at completion. The Harvester team has met with Frank and ready. Contracts have been reviewed and signed. The existing time sheets will be utilized.

Frank stated that he will be gone until 4/5. He will keep up with emails and Al Hoffmann will step in, in his absence.

Parks - Jim Wadja

A tree is down on the island near the docks. Jim obtained 2 quotes to remove and haul. Jim Weber suggested that both trees be removed for an approx cost of \$500. A light was replaced in the west park and lawn cutting contracts have been sent out. Brian Flaws will continue with the buoy put in and take out. Jim will look into the dock contract as well. Island Mowing service for \$50 per cut was renewed & approved. Beach tilling 3x per yea@ \$450 was approved.

Roads - Tony Harsch

The road commission meeting is tomorrow. He will ask for a say in road requesting 1 mile every 2 years, with Limerick being the first repair.

Security - Mitch Wetzel (excused)

Presidents Report - Jim Weber

Jim has requested the presence of all Board members at his home for an executive session this Saturday at 9AM to discuss the spirit of the board.

Joint lake board meetings: Jim has contacted Lake Leann and they are very excited about sharing cost and joint endeavors. There was also interest from Lake Columbia. He would like to arrange future meetings to share ideas, budgets and costs.

Vice-Presidents Report - Al Hoffmann

Al is currently arranging cleanup at the Pole Barn.

He has had one complaint of a barking dog and is investigating it.

Old Business

Tony stated that he asked Jim Bailey for a depreciation chart. Jim Weber will obtain this.

New Business

Frank asked about lowering the speed limit on Northmoor. Tony will talk to Don Figel and get back to Frank. The current speed limit is 45.

Audience Participation

George informed the members that Tim Monaham passed away. The service is Friday. The Neighbors would like to plant a tree in his honor and have asked board permission. Board approval was given to plant a tree in the main park in memory of Tim. An ornamental maple was suggested.

Chris Scheithauer suggested sending out dues earlier for the early launchers. Kudos were given to Frank for addressing the harvester before the season and he asked that we have a trash can delivered to the west park. This needs to be budgeted. Trash service was also suggested at the pole barn. He reminded the board that the website needs to be updated monthly.

A motion to adjourn was made at 8:31P.M.

Respectfully submitted,

Karen MacPherson