

**Lake Somerset Property Owners Association
Monthly Board of Directors Meeting
November 9, 2023
Minutes**

Pledge of Allegiance and Call to Order: Dale Cousino, 7:00pm

Board Members Present:

President: Dale Cousino
Vice President: Cher-ray Bellinger
Secretary: Kelly Langley
Treasurer: Jessica Sirola
Building Control: Rick Meyer
Parks: Terry Taylor
Roads: Brandon McClinchey
Water Quality: Don Tappan

Board Members Absent:

Security: Jeff Bennett

Officer's Reports:

Secretary: Kelly Langley - Received a motion from Cher-ray and seconded by Rick Meyer to approve October meeting minutes and to amend August 10th audience participation reference of Inlet 1 to Inlet 2.

President: Dale Cousino - Pole Barn Update - Wind has played a factor in finishing the siding. Dealing with weather but project is still on track to be finished.

Vice President: Cher-ray Bellinger - Christmas party will be Dec 2nd at the Deck Down Under. Has been receiving complaints about dog poop being left bagged and left in others yards. Please pick up after your dog and dispose in your own garbage.

Treasurer: Jessica Sirola On a motion by Cher-ray and seconded by Jessica, the financial reports were approved. 2024 budget will be reviewed and discussed in January. There are still edits that need to be made. We are in the red approximately \$65,000 for 2024 and we'll need to begin discussing a dues increase. A dues increase will be added to the agenda for January board meeting.

Security: Jeff Bennet - absent - reported from Cher-ray that Jeff had sent an email reminding everyone of the ice fishing requirements. Please get the required items from the office.

Building Control: Rick Meyer - The board voted to allow for a home to have hedge row type plants/trees coming from the roadside and ending at a stone retaining wall that will not obstruct the view of the neighbors. Our bylaws do not allow for hedge row trees but the neighbors have agreed to give a variance for the roadside of the property but not the lake side. The homeowners will have 30 days to remove/transplant the hedge row trees

that are currently planted in violation. If they do not remove the trees and the fence that was supposed to be removed this fall, they will be in violation of lake rules and will lose lake privileges.

Parks: Terry Taylor - Docks, buoys, porta johns are all out for the season. Water has been turned off. The canoe launch downed trees will be removed and cleaned up.

Roads: Brandon McClinchey - Will be sending an email to get support for having the speed limit on Northmoor reviewed by the Township. Audience member Jodi Dahlberg brought up that Lake Columbia is getting 80% of their roads done in 2024/2025 working with the government, not independently. Could be an option for Lake Somerset to explore. Somerset Township Supervisor has info of our lake roads.

Water Quality: Don Tappan - Will bid out the lake serving contract. Contract ended with Savin. Happy with them and their service but will bid out and go into contract with a provider. It's better to be in a contract for pricing, reports provided and service.

Old Business: Rick Meyer brought up addressing the plan to notify the membership of our budget shortfall and potential dues increase vote in October. It was decided to add it to the agenda in January and then create a plan for emails, spring mailer, etc.

New Business: Terry Taylor brought up that our insurance agent said we should have our policy reviewed. The board will review whose responsibility it is to oversee the insurance policy and we'll add this to the January agenda.

Audience Participation: It was brought up that the perception is the Board is not handling finances well. Members have asked about the pole barn expense and if it would have been wiser to repair instead of replace. The Board explained the repair estimates of 30-40k vs a new pole barn at 60k. Felt we made the best decision for the lake for the information we had available.

Adjourn: On a motion by Cher-ray and seconded by Rick, the meeting was adjourned at 8:23pm.

Submitted by Kelly Langley, Secretary
LSPOA Board of Directors