

Lake Somerset Property Owners' Association

Regular Board of Directors Meeting Minutes

Nov 13th, 2025

Pledge of Allegiance: Dale Cousino led the Pledge of Allegiance.

Call to Order: President Dale Cousino called the meeting to order at 7:00 PM.

Board Members Present:

- President – Dale Cousino
- Vice President – Cher-ray Bellingar
- Secretary – Nathan Taylor
- Security – Jeff Bennett
- Water Quality – Don Tappan
- Treasurer – Scott Faulkner
- Parks – Terry Taylor
- Building Control – Rick Meyer

Board Members Absent:

- Roads – Tim Butvilas

Approval of Previous Minutes:

The Minutes from the October meeting were incomplete and will be submitted and approved at the January 2026 meeting.

Officer Reports:

- **President – Dale Cousino:** Dale announced the conclusion of the dam project and fielded a few questions. Dale also spoke about some objections to a fence that is adjacent to the dam. Property owners questioned if the fence was in line with association guidelines. This led to a passionate debate on the wording and intent of association directives. No consensus was reached, and the matter was tabled.
- **Vice President – Cher-ray Bellingar:** Cher-ray addressed an error with the 2025 gazette and the need to have it republished. Cher-ray also addressed an ongoing issue with one property owners feeding wildlife and ignoring warning letters to stop. Possible penalties were discussed, including a 1-year ban from accessing the boat launch.

- **Treasurer – Scott Faulkner:** A motion to approve the financial report was made by Cher-Ray and seconded by Terry, motion carried. Also, a reminder that any budget increases need to be submitted before the Jan 2026 meeting.
- **Security – Jeff Bennett:** Jeff remarked that with Ice fishing season coming he will need some volunteers to check fishermen to ensure that are authorized to be on the lake.
- **Building Control – Rick Meyer:** Reported on a request from George & Teresa Gancsos to keep a shipping container on an open plot. George & Teresa explained the situation to the board. After discussing all the available options, they decided not to request a board vote.
- **Parks – Terry Taylor:** Nothing to report
- **Roads – Brandon McClinchey:** Nothing to report
- **Water Quality – Don Tappan:** Don stated that he will need a budget increase to cover the expense of hiring a Lake Management Consultant. Don also said he intends to submit a proposal to allocate funds for an additional harvester.

Old Business:

Cher-ray requested authorization to contact a lawyer about changing (dues increase, boat classification, and possible penalties for rule violations) Scott made a motion seconded by Rick. Dale, Cher-ray, Nathan, Rick, Scott, Don, and Terry voted to approve. Jeff voted No. The motion passed.

New Business:

Multiple complaints were addressed. One report of an individual blowing leaves into the lake, a letter was sent to the property owner.

A report of an owner on Blarney Circle has a semi-truck that he parks at his house intermittently, the board will send a letter. It was noted that this may be an ordinance violation that the township may take action on.

Audience Participation: Carl Reuter addressed the board about the white privacy fence on Jeff Bennett's property. No action was taken.

Adjournment: A motion to adjourn was made by Scott and seconded by Cher-ray. Motion carried. Meeting adjourned.

Respectfully Submitted, Nathan Taylor, Secretary Lake Somerset Property Owners Association Board of Directors