

**LAKE BUCKHORN P.O.A.
LAKEVIEW HALL BOARD MEETING
JANUARY 10, 2023**

Board Members Present: Al Artman, President, Myron Miller Vice President, Lori Murray, Treasurer, Dave Bjork, Assistant Treasurer, Shawn Green Secretary, Jeff Mullen, Marty Vaccaro, Brian Mellor Lake Manager, Rosemarie Ritchie Office Manager

Absent: Ted Munsell, Justin Garver

Members Present:

Richard Strausbaugh
Greg Shaffer
Richard Lesiecki

Call to Order:

Al Artman, President called the meeting to order at 7:30

****Pledge of Allegiance****

**The Board voted to approve the November 8, 2022 Board Meeting Minutes
A Motion was made by, Dave Bjork, seconded by Lori Murray
THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

Treasurer's Report: Lori Murray, presented the **January 10, 2023** Treasurers Report

➤ Gross Profit	\$	32,120.86
➤ Total Expenses	\$	46,792.06
➤ Net Income	\$	-14,671.20
➤ Over Budget YTD	\$	21,555.80
➤ Total Assets	\$	615,504.08

**A Motion was made by, Shawn Green, seconded by Marty Vaccaro,
to approve the Treasurers Report for January 10, 2023
THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

Manager's Report: Brian Mellor, Lake Manager

- ❖ Packed and cleaned dumpster area daily
- ❖ Replaced broken gates
- ❖ Cleaned and mopped the hall
- ❖ Completed weekly dam inspections
- ❖ Removed trees from roadways
- ❖ Repaired docks
- ❖ Ditched and burned Mels Dr.
- ❖ Cut brush and trees along road edges
- ❖ Installed guardrail at the bottom of Mels Dr.
- ❖ Replaced broken cable on guardrail along the dam
- ❖ Repaired the tailgate latch and chain hooks on F350
- ❖ Cleaned out culverts

- ❖ Put spreader box and spinner on F350
- ❖ Serviced F350 dump truck
- ❖ Serviced red GMC pickup
- ❖ Picked up parts for new docks in area 4
- ❖ Put spreaders and plows on pickup trucks
- ❖ Started rebuilding area 9 boat docks
- ❖ Started closing spillway to stabilize the water level
- ❖ Repaired cameras at Northgate
- ❖ Mowed road edges
- ❖ Boom mowed road edges
- ❖ Opened spillway 5 turns

Committee Reports:

- **Dam Committee:** Waiting on Reserve Study – open and closing the dam to maintain water level
- **Lake & Conversation:** Nothing
- **Safety & Security:** Nothing
- **Building Committee:** Nothing
- **Committee for Permits/ Beautification:** Nothing
- **Dan Jackson Fish Stocking:** Nothing

Open Session:

- Richard Strausbaugh: Nothing
- Greg Shaffer: Interested in reading past meeting minutes was advised they can be found on the website
- Richard Lesiecki

NEW BUSINESS:

- **Dam Electric:** LBPOA Board agreed to pay 50% of BWC Electric bill for the Dam
The Board voted to approve the payment of 50% monthly of the Dam Electric
A Motion was made by, Dave Bjork, seconded by Jeff Mullen
THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT
- **LBPOA TO PAY 50% OF DOUBLE CHECK VALVE INVOICE FROM BWC:**
The Board voted to approve the payment of 50% Double Check Valve Invoice
A Motion was made by, Lori Murray, seconded by Dave Bjork
THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT
- **Solar Panels:** Discussion was had whether to start an application process to allow or not, Jeff Mullen, Marty Vaccaro & Richard Lesiecki will get more information and present it to the board at a later date.

OLD BUSINESS:

- **Discussion on 2023 Budget:** To be discussed at the February meeting
- **Cost of Living Increase:** To be discussed at a later date
- **Website Upgrade:** Accepted and approved to move forward

Executive Session: No

THE MEETING ADJORNED AT 8:30 p.m.

Submitted by:

Al Artman,

Myron Miller, Vice President

LAKE BUCKHORN P.O.A.
LAKEVIEW HALL BOARD MEETING
February 14, 2023

Board Members Present: Al Artman, President, Myron Miller Vice President, Lori Murray, Treasurer, Dave Bjork, Assistant Treasurer, Marty Vaccaro, Justin Garver, Brian Mellor Lake Manager, Rosemarie Ritchie Office Manager

Absent: Shawn Green, Secretary, Jeff Mullen

Members Present:

Richard Strausbaugh
Greg & Melissa Shaffer
Richard Lesiecki
H.C. Health Department- Colt Tennant & Bryan Pitorak
Sharon Sampsel

Call to Order: Al Artman called the meeting to order 7:30
Al Artman, President called the meeting to order at 7:30

****Pledge of Allegiance****

The Board voted to approve the January 10, 2023 Board Meeting Minutes
A Motion was made by, Marty Vaccaro, seconded by David Bjork
THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Treasurer's Report: Lori Murray, presented the **February 14, 2023** Treasurers Report

➤ Gross Profit	\$	32,120.86
➤ Total Expenses	\$	46,792.06
➤ Net Income	\$	-14,671.20
➤ Over Budget YTD	\$	21,555.80
➤ Total Assets	\$	615,504.08

A Motion was made by, Dave Bjork, seconded by Myron Miller
to approve the Treasurers Report for January 10, 2023
THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Manager's Report: Brian Mellor, Lake Manager

- ❖ Packed and cleaned dumpster area daily
- ❖ Replaced broken gates
- ❖ Cleaned and mopped the hall
- ❖ Completed weekly dam inspections
- ❖ Removed trees from roadways
- ❖ Repaired docks
- ❖ Cut brush and trees along road edges
- ❖ Replaced front left universal joint in F350
- ❖ Finished rebuilding Area 9 boat docks

- ❖ Started closing spillway to stabilize the water level
- ❖ Measured piezometers below dam weekly
- ❖ Replaced battery in F350 Dump Truck
- ❖ Started switching office lights to led bulbs
- ❖ Removed snow from roadways
- ❖ Filled pot holes with asphalt mix
- ❖ Removed trees and brush from bank in area 9
- ❖ Put dock extension on area 6 docks
- ❖ Built 4 new boat slips in area 8
- ❖ Cleaned out culverts

Committee Reports:

- **Dam Committee:** Weekly Inspections
- **Lake & Conversation:** Nothing
- **Safety & Security:** Nothing
- **Building Committee:** Nothing
- **Committee for Permits/ Beautification:** Nothing
- **Dan Jackson Fish Stocking:** Nothing

Open Session:

- Richard Strausbaugh: Nothing
- Sharon Sampsel Colt Tennant will be speaking on her behalf
- Greg Shaffer: Questioned who is responsible for fallen trees that are on a neighboring property and the answer is a certified letter must be sent to the tree owner if you think it is going to happen then the insurance will go after them to pay.
- Richard Lesiecki : Will be researching more information on Solar Panels and present to the board
- Holmes County Staff: Discuss member septic issue / New septic system/ Colt Tennant & Bryan Pitorak Explained the new system they will be putting in for the member The Board decided it would need quarterly inspection for at least a year then if all is good will ease up on testing. Information will be added to the Rules & Regulations. The board gave their approval to move forward with the install.

NEW BUSINESS:

- April 22, 2023 Earth Day a member and his family and friends will be picking up garbage around Lake Buckhorn

OLD BUSINESS:

- **Cost of Living Increase:** To be discussed at a later date
- **Budget:** Initiation Fee will go from \$1750.00 to \$2,000 - Assessment will go from \$935.00 to 985.00- Dock Fee's will go from \$250 to \$275 – 2nd Docks will go from \$250 to \$275 – Boat Decals will go from \$35 to \$40- Non-Motorized Watercraft will go from \$10.00 to \$15.00 – Recreational Vehicles will go from \$20.00 to \$25.00- Parking Permits will go from \$30.00 to \$35.00- Family Passes will go from \$50.00 to \$60.00

- **A Motion was made by, Justin Garver, seconded by Marty Vaccaro**
 - to approve the Increases for the budget
- **THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

- **Welcome Baskets:** Mike Vakos will be volunteering to make Welcome Baskets for new members. Still in the planning stage for what will go in the baskets.
- **A Motion was made by, Lori Murray, seconded by David Bjork**
 - to go into Executive Session
- **THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

Executive Session: Yes.

THE MEETING ADJORNED AT 8:30 p.m.

Submitted by:

Al Artman,

Myron Miller, Vice President

**LAKE BUCKHORN P.O.A.
LAKEVIEW HALL BOARD MEETING
MARCH 14, 2023**

Board Members Present: Myron Miller Vice President, Lori Murray, Treasurer, Dave Bjork, Assistant Treasurer, Shawn Green, Secretary, Jeff Mullen, Marty Vaccaro, Justin Garver, Brian Mellor Lake Manager, Rosemarie Ritchie Office Manager

Absent: Al Artman, President

Members Present:
Richard Strausbaugh

Call to Order: Al Artman called the meeting to order 7:30

****Pledge of Allegiance****

The Board voted to approve the February 14, 2023 Board Meeting Minutes

A Motion was made by, David Bjork, seconded by Marty Vaccaro

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Treasurer's Report: Lori Murray, presented the **March 14, 2023** Treasurers Report

➤ Gross Profit	\$	9,636.43
➤ Total Expenses	\$	49,190.18
➤ Net Income	\$	-39,553.75
➤ Total Assets	\$	575,943.63

A Motion was made by, Jeff Mullen, seconded by Dave Bjork

to approve the Treasurers Report for March 14, 2023

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Manager's Report: Brian Mellor, Lake Manager

- ❖ Packed and cleaned dumpster area daily
- ❖ Replaced broken gates
- ❖ Cleaned and mopped the hall
- ❖ Completed weekly dam inspections
- ❖ Removed trees from roadways
- ❖ Repaired rub rails on all docks
- ❖ Cut brush and trees along road edges
- ❖ Cleaned out culverts
- ❖ Measured piezometers be low dam weekly
- ❖ Filled pot holes with asphalt mix
- ❖ Filled in holes from prop wash at boat ramps
- ❖ Concreted in dock posts in area 8 and area 1
- ❖ Added post for additional stability on area 8 docks
- ❖ Closed spillway completely
- ❖ Repaired gutters on main beach bath house
- ❖ Replaced logs on members gate card reader stand

- ❖ Made 12 new gate arms
- ❖ Replaced bushings and seals in Kubota tractor 3 point lift arms
- ❖ Replaced front right axle seal in Kubota tractor
- ❖ Added rip rap to area 1 and area 8 shore line
- ❖ Replaced extension shaft, chain guard and recoil housing on pole saw

Committee Reports:

- **Dam Committee:** Weekly Inspections
- **Lake & Conversation:** lake 5 - 5 1/2 feet
- **Safety & Security:** Nothing
- **Building Committee:** Nothing
- **Committee for Permits/ Beautification:** Nothing
- **Dan Jackson Fish Stocking:** Nothing

Open Session:

- Richard Strausbaugh: Change over budget month to date on treasurer report

NEW BUSINESS:

OLD BUSINESS:

- **Cost of Living Increase:** Employee cost of living increase will be discussed in Executive Session
- **Budget:** Budget to be accepted

**A Motion was made by, Dave Bjork, seconded by Shawn Green
to approve the Budget**

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

**A Motion was made by, Jeff Mullen, seconded by Marty Vaccaro
to adjourn the meeting**

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

**A Motion was made by, Shawn Green, seconded by Dave Bjork
to go into Executive Session**

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Executive Session: Yes

THE MEETING ADJORNED AT 8:30 p.m.

Submitted by:

Al Artman,

Myron Miller, Vice President