

**LAKE BUCKHORN P.O.A.**  
**LAKEVIEW HALL BOARD MEETING**  
**DECEMBER 12, 2023**

**Board Members Present:** Al Artman, President, Myron Miller Vice President, David Bjork, Assistant Treasurer, Marty Vaccaro, Jeff Mullen, Richard Lesiecki, Brian Mellor Lake Manager, Rosemarie Ritchie Office Manager

**Absent:** Justin Garver, Lori Murray, Treasurer

**Members Present:**

Richard Strausbaugh

Greg Swain

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

**\*\*Pledge of Allegiance\*\***

The Board voted to approve the **November 14, 2023** Board Meeting Minutes

A Motion was made by, **Dave Bjork**, seconded by **Marty Vaccaro**

**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**Treasurer's Report:** Dave Bjork

➤ <b>Gross Profit</b>	\$	670.56
➤ <b>Total Expenses</b>	\$	62,096.49
➤ <b>Net Income</b>	\$	-61,425.93
➤ <b>Total Assets</b>	\$	729,836.25

A Motion was made by, **Jeff Mullen**, seconded by **Richard Lesiecki**  
to approve the Treasurers Report

**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
- ❖ Made 12 new gate arms
- ❖ Cleaned & mopped the hall as needed
- ❖ Measured piezometers weekly
- ❖ Completed weekly dam inspections
- ❖ Replaced Main Beach steps
- ❖ Removed trees from roadways
- ❖ Cleaned equipment and trucks
- ❖ Serviced F350 dump truck
- ❖ Serviced red GMC 2500
- ❖ Repaired Boom Mower power head
- ❖ Working on replacing main beach steps
- ❖ Serviced all the gate towers
- ❖ Install new snow deflector on F550 plow
- ❖ Ordered material for area 4 dock extension
- ❖ Inspected F550 and had new rear tire installed
- ❖ Started repairing floating docks
- ❖ Repaired members gate card reader

**Committee Reports:**

- **Dam Committee:** Weekly inspections completed
- **Lake & Conversation:** Nothing
- **Safety & Security:** Gray truck is seen numerous times tearing up the roads, need members to call security when they see them so we can stop this behavior a text will be sent out to members
- **Building Committee:** House Alteration, Dock, Outbuilding, Attached Garage, Unattached Garage
- **Committee for Permits/ Beautification:** Nothing
- **Dan Jackson Fish Stocking:** Nothing

**Open Session:**

**Richard Strausbaugh:** Nothing

**Greg Swain:** Requesting a variance for building a garage, the board can't give a variance according to our Deed Restrictions

Jeff Mullen moved that the board resolve not to enforce the setback requirement for Mr. Greg Swain's plans for his garage replacement so that he can encroach on the 30ft easement by 4 ft. Lot #51

A Motion was made by, **Jeff Mullen**, seconded by **Richard Lesiecki** to adjourn the meeting  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**NEW BUSINESS:**

- ❖ Person living in a deceased members home since 2006 never filled out paperwork never had the deed put in their name, board requested that a letter be sent to them that this has come to our attention and need to be attended to.
- ❖ Upcoming Election, application for resumes will be available on website and in the office, attached to this month's minutes are the steps for combing both LBPOA and BWC elections.

**OLD BUSINESS:**

A Motion was made by, **Richard Lesiecki**, seconded by **Myron Miller** to adjourn the meeting  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**Executive Session:** No

**THE MEETING ADJORNED AT 8:30 p.m.**

**Submitted by:**

\_\_\_\_\_  
**Al Artman,**

\_\_\_\_\_  
**Myron Miller, Vice President**

## THE ELECTION PROCESS.....

- **Board President**, sets election date and time

\*\*\*\*\***NOT less than 60** days before the election, publication of the election on our website, marquee, flyers at both gates, text message to members. The publication must state election being done by paper ballot.

- **Board of Trustee's** appoint a "Nominating Committee of 3 members

1. Solicits members to become "Candidates"
2. The Committee over see's distribution of the ballots
3. Notifies each candidate of their duties as a board of trustee

Candidate submits their resume' **45 days** before the election  
**(candidate must be a member in good standing)**

- **Not less than 30 days** before the election, ballots are to be mailed out to all the members with copies of the candidate's resume's
- **Ballots must be received in the office no later than 6 hours before the day and hour set for the election**
- Upon closure of the allowed casting of ballots the "Nominating Committee" shall count all the ballots promptly to report the results to the board of trustee's
- Election results are to be promptly posted on website, marquee, both gates and at the LBPOA office.

**If the number of candidates for election as trustee's is the same or less than the number of openings on the board, there is no need to vote and the candidates become the new trustee's**

**\*LBPOA – 3-year term**

**\*BWC – 2-year term**

**Swearing in of new Trustee's LBPOA February board meeting**  
**Swearing in of new Trustee's BWC @ Annual Mtg First Sunday in May**