

LAKE BUCKHORN P.O.A.
LAKEVIEW HALL BOARD MEETING
March 10, 2026

Board Members Present: Al Artman, President, Myon Miller Vice President, David Bjork, Treasurer, Marty Vaccaro, Assistant Treasurer, April Parrish Secretary, Hanse Cromer, Mike Laub, Bob Murray, Brian Mellor, Lake Manager

Absent: Richard Lesiecki, Rosemarie Ritchie Office Manager

Members Present: Judd Schuler, Richard Strausbaugh, Jerry Lang, Barb Lang

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

****Pledge of Allegiance****

The newly elected board members Al Artman and Mike Laub were sworn in by Myron Miller.

The Board voted to approve the February 10, 2026, Board Meeting Minutes

A Motion was made by, David Bjork, seconded by Mike Laub

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Treasurer's Report: Dave Bjork

➤ Gross Profit	\$	6,674.11
➤ Total Expenses	\$	- 54,726.56
➤ Net Income	\$	-48,052.44
➤ Total Assets	\$	869,761.66

A Motion was made by, Richard Lesiecki, seconded by April Parrish
to approve the Treasurers Report

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Manager's Report:

- ❖ Cleaned & mopped the hall as needed
- ❖ Completed weekly dam inspections
- ❖ Measured piezometers below dam
- ❖ Replaced broken gates
- ❖ Plowed and put down material
- ❖ Replaced one 12/5' dock in Area 4
- ❖ Filled holes with hp asphalt repair
- ❖ Put 57's on gravel drives
- ❖ Installed cleats and rub rails on the new docks
- ❖ Replaced the batteries in the international
- ❖ Installed wire mess and mortar on the bottom of the Gate House
- ❖ Removed snow removal equipment from f550
- ❖ Installed siding on the Gate House
- ❖ Cleaned and greased the backhoe
- ❖ Repaired rub rails on Area 1 and Area 6 boat docks
- ❖ Cleaned gutters on area pavilions
- ❖ Made a new shield for the f550 asphalt tarp

- ❖ Removed trees from roadways
- ❖ Replaced the spinner bearing on red GMC spreader box
- ❖ Opened and closed spillway
- ❖ Made 12 new gates
- ❖ Started removing trash from the burn pile
- ❖ Hauled concrete rip rap to ditches
- ❖ Replaced wire loop on the Member's gate

Committee Reports:

- **Dam Committee:** Weekly inspections completed
- **Lake & Conservation:** Nothing
- **Safety & Security:** Nothing
- **Building Committee:** Nothing
- **Committee for Permits/ Beautification:** New Tree & Barn Permits
- **Capital Improvements:** Nothing
- **Fees and Fines Committee:** Nothing
- **Fish Stocking:** Nothing
- **Bylaw Committee:** Had meeting February 23, 2026, with Committee members, Jerry Lang, Bob Lessing, Tony Nickles, Ted Munsell and April Parrish, Chair. The committee addressed concerns and will come together again on April 13, 2026, with ideas to revise those concerns. Some of the concerns are addressed by Jerry in open session.

OPEN SESSION:

Richard Strausbaugh: Nothing

Judd Schuler: Nothing

Jerry Lang: Had two major issues for Bylaw committee to address LBPOA Article 4 Section B Expenditures. Change percentage from 7% to 5% of annual budget because of amount of money concerned. Also, Article XVI Section 6 of Bloomfield Water Company operations change 25,000.00 to percentage? That section should be consent from Bloomfield Water Company Board of Trustees not LBPOA Board. He also had concerns about the voting process and the miscommunication that occurred. He would like to see the Minutes on the website in a timely manner preferably within 2 weeks of the meeting.

Barb Lang: Barb asked about election of new officers. At the time of election of new officers, it was stated that Hanse Cromer was elected for President, Mike Laub for Vice President, David Bjork for Treasurer, Marty Vaccaro for Assistant Treasurer and April Parrish for Secretary.

Hans Cromer: Wants meeting Minutes sent to the Board in advance of the monthly meetings to expedite the meeting time and to check for accuracy

OLD BUSINESS:

- Assessment letters were sent to Members along with election results
- Webmaster was contacted to update website to include all important information for members
- **ANNUAL MEETING:** May 3, 2026, at 2:00 pm at Lakeview Hall

NEW BUSINESS:

- **Dam Fund Annual Fee:** A motion was made to change wording from Member to Membership.
- **Title & Registration Validation:** Title & Registration validations will be postponed until a later date.

- **Key Cards for Recreation Vehicles:** A discussion was made by the Board concerning key cards for recreation vehicles. After much discussion, a motion was made allowing key cards to be purchased for \$15.00 by members with Proof of Registration.

**A Motion was made by Al Artman, seconded by Mike Laub
to amend the Dam Fund wording from Member to Membership.
THE MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT**

**A Motion was made by Al Artman, seconded by Hanse Cromer, to approve key cards for
recreation vehicles, with proof of registration, at a cost of \$15.00.
THE MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT**

**A Motion was made by Dave Bjork, seconded by April Parrish, on March 17, 2026, via
Executive Session, for Lake Buckhorn POA to prepay road improvements to Melway Paving
Co. for the amount of \$200,000. Payment to be made prior to April 1, 2026.
THE MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT**

THE MEETING ADJORNED AT 8:53 p.m.

Submitted by:

Hanse Cromer, President

Mike Laub, Vice President