

LAKE BUCKHORN P.O.A.
LAKEVIEW HALL BOARD MEETING
April 14, 2026

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

Absent: Mike Laub-Vice President, Rosemarie Ritchie-Office Manager

Members Present: Tom Kirchendorfer, Judd Schuler, Richard Strausbaugh, Jerry Lang, Michael Alvis, Mark Guinther

Call to Order: Hanse Cromer called the meeting to order at 7:30 p.m.

****Pledge of Allegiance****

The newly elected board member Richard Lesiecki was sworn in by Hanse Cromer.

The Board voted to approve the March 10, 2026, Board Meeting Minutes. A Motion was made by David Bjork and seconded by Bob Murray.

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Treasurer's Report: Dave Bjork

Gross Profit	\$	68,136.78
Total Expenses	\$	-304,275.74
Net Income	\$	-236,138.96
Total Assets	\$	635,395.58

A Motion was made by Al Artman and seconded by Richard Lesiecki 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
- ❖ Removed trees from roadways
- ❖ Made 12 new gates
- ❖ Hauled concrete rip rap to ditches
- ❖ Cleaned LB sign and replaced hardware
- ❖ Put LED sign on the gatehouse

- ❖ Put the patrol boat back in the lake
- ❖ Replaced alternator on the F350
- ❖ Cleaned culverts and ditches
- ❖ Cleaned and put away snow removal equipment
- ❖ Serviced the Ventrac
- ❖ Opened Area 4 and 8 restrooms
- ❖ Put out no-wake buoys
- ❖ Straightened poles for the floating docks
- ❖ Filled-in wash outs with #1 and 304 limestones

Committee Reports:

- **Dam Committee: Brian** Weekly inspections completed
- **Lake & Conservation: Brian** Nothing
- **Safety & Security: Brian** Nothing
- **Building Committee: Brian** Tree Removal & Barn Permits
- **Committee for Permits/Beautification: Brian** Nothing
- **Capital Improvements: David** F350 truck bed needs replaced
- **Fees and Fines Committee: Hanse** Getting final wording on fines for purposely damaging gates
- **Fish Stocking: Brian** Fish stocking in ponds to happen in spring
- **Bylaw Committee: April & Jerry** We had a meeting April 13, 2026, with Committee members Jerry Lang, Bob Lessing, Ted Munsell and April Parrish, Chair. The committee addressed concerns as to which printed document date is the one that was voted on and adopted by members. Further investigation will be done to be sure which one is the correct document. Our next scheduled meeting will be on May 11, 2026.

OPEN SESSION:

Michael Alvis: He has concerns about tidiness of properties and feels this subject needs to be addressed by the board. The board to look at the property in question and have a further discussion on the meaning of tidiness at the next meeting.

Tom Kirchendorfer: Nothing

Richard Strausbaugh: Nothing

Judd Schuler: Property owners should keep culverts and ditches cleaned in front of their properties to save maintenance workers' time.

Jerry Lang: He wanted to know the status of the burn pile. Brian said he has someone to haul trash from the burn pile. Jerry also suggested checking with volunteer organizations and or Athletic Departments at local institutions for help. David remarked that the clean-up is in the budget for this year.

Mark Guinther: He would like to purchase Lot 429 from LBPOA which is next to his property. Brian is to have a conversation with other adjoining property owners and if none of those are interested then LBPOA will sell Lot 429 to Mark. Tom stated the fair market value of that lot was \$7,500.00.

A Motion was made by Al Artman and seconded by April Parrish to sell Lot 429 to Mark Guinther for the sum of \$7,500.00. THE MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT.

Brian Mellor: Addressed the Board on behalf of Michael Kershner. Michael would like to give back to LBPOA his property. He has Lot 926 and he no longer uses it. LBPOA owns the adjoining two lots. The Board agreed to take back Lot 926. LBPOA will have a limited title search completed and have it deeded back to LBPOA at our expense. The Board also waived assessments for Michael for 2026.

OLD BUSINESS:

DAM FUND UPDATES: The dam fund motion to change wording from members to membership was completed. The current signatories on the account Al, Richard, David and Marty will go to Killbuck Bank and sign. Then the new signatories which will be David, Marty, Hanse, and a 4th is needed (preferably someone local) will need to go to Kilbuck Bank and sign. David will set that up with the bank. He is also working on the tax-exempt status for the fund. Hanse is putting together an explanation for the Dam Fund and assessment increase for the annual meeting.

EMPLOYEE HANDBOOK: Richard had it reviewed and will be revised with some minor changes but he is unable to find a version that is revisable because it is in a pdf. Hanse will get converted from pdf to a word document so it can be updated.

NEW BUSINESS:

A1 ANSWERING SERVICE FOR GATE ACCESS: This is not being monitored by the answering service as it was intended. There are no safeguards in place by their company. Only a few members use this service. Brian will speak to those members. This topic will be revisited next month.

TIDINESS OF PROPERTY: This was discussed in open session

CAN OLD KEY CARDS BE RECYCLED: The board discussed this topic and decided as long as they are in good working order they can be recycled.

FINE FOR PURPOSELY DAMAGING GATES: After much discussion the Board decided that the wording on this subject needed to be evaluated and clarified, therefore this subject will be revisited next month.

NORTH GATE REMOTE ACCESS: Al Artman requested remotes also work at the North Gate entrance. No one seconded the motion.

NEW COMMITTEES:

- **Communication Committee: Mike Laub Chair, members needed**
- **Nomination & Ballot Voting Committee: Chair & members needed**
- **Dock Committee: Chair & members needed**
- **Compilation & Review Committee: Chair & members needed.**

The Board will revisit the forming and guide lines of these committees at the next Board meeting.

The Board had some discussions on obtaining a CPA firm to do a review of records for Lake Buckhorn. David would like to see more training in Quickbooks for the office staff.

THE MEETING ADJORNED AT 9:08 p.m.

Submitted by:

Hanse Cromer, President

Mike Laub, Vice President