

PRELIMINARY

LAKE BUCKHORN POA
BOARD OF TRUSTEES
MEETING MINUTES – MAY 12, 2026

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

Absent: Richard Lesiecki, Trustee

Members Present: Jerry & Barb Lang, Kathy Vaccaro, Shane Riemenschneider, Allen & Sara Miller, Marvin & Katie Raber, Richard Strausbaugh, Tom Kirchendorfer, Rex & Jennifer Miller, Ben Wilcox

****PLEDGE OF ALLEGIANCE****

CALL TO ORDER: Hanse Cromer called the meeting to order at 7:30 p.m. Approved the Minutes from April 14, 2026, with corrections, first by Dave Bjork and seconded by Marty Vaccaro.

MINUTES APPROVED BY ALL MEMBERS PRESENT

TREASURER'S REPORT: DAVE BJORK

- Total Income: \$816,073.11
- Total Expense: \$ 38,886.42
- Net Income: \$777,186.69
- Balance: \$1,415,275.51

A Motion was made by Bob Murray, seconded by Mike Laub, to approve the Treasurer's report.

APPROVED TREASURER'S REPORT BY ALL MEMBERS PRESENT

MANAGER'S REPORT: BRIAN MELLOR

- Cleaned and mopped Lakeview Hall, as needed
- Completed weekly Dam inspection
- Measured piezometers below the Dam
- Replaced broken gates
- Removed trees from roadways
- Cleaned culverts and ditches
- Installed wood ceiling in the Gate House
- Finished the drywall in the Gate House
- Cleaned Area restrooms twice a week
- Opened Area 7 and Main Beach restrooms

- Stained exterior of the Gate House
- Cleaned and raked beaches
- Mowed and weed-eated areas weekly
- Removed debris from the boat ramps
- Replaced mailbox lock and ordered replacement boxes
- Repainted and stained LBPOA sign at the main gate
- Put out the swim rope and buoys
- Replaced exhaust sensor tubes and hydraulic filter on the backhoe
- Chipped brush from the burn pile
- Mulched flower beds
- Replaced outrigger pad on the backhoe

COMMITTEE REPORTS:

- DAM COMMITTEE – Lake Manager – Weekly inspections completed
- LAKE & CONSERVATION COMMITTEE – Lake Manager – Pull all of lake water samples next week
- SAFETY & SECURITY COMMITTEE – Lake Manager – Gate House will be staffed starting Memorial Day weekend
- BUILDING COMMITTEE – Lake Manager – A couple storage building permits and a lot of tree removal permits
- FISH STOCKING & REGULATIONS – Lake Manager – They will stock channel cats in northwest pond and usually they put minnows in the lake in the spring
- CAPITAL IMPROVEMENTS - Lake Manager & Treasurer – F350 truck bed needs replaced.
- BYLAWS COMMITTEE - April Parrish & Jerry Lang – A lot of major changes is taking out dollar amounts and changing wording to “at the current rate” and/or “see Fee Schedule”, so we don’t have to go back and keep changing it. Added the Dam Fund information. Section of bylaws that refers to BWC Manual and LBPOA Manual, needs looked into.

OPEN SESSION:

Jerry & Barb Lang: Thank you for sending out the Board Minutes and Agenda. Need microphones for meetings. Board will make sure they are out for the next meetings.

Kathy Vaccaro: Nothing

Shane Riemenschneider: Stated he would help paint lines on roads marking Member lanes, etc. at the front entrance. He is willing to put up a fence to help be a good neighbor due to tidiness complaints.

Allen & Sara Miller: Nothing

Marvin & Katie Raber: They thanked Security and others for their timely attention to a situation they had when a stranger showed up on their porch last Saturday when they were not at home. Security was there within 20 minutes to check things out and that was so reassuring and comforting to them as new Members. The culprit was turned into the Sheriff’s Department for further investigation.

Richard Strausbaugh: Live stream of Board meeting would be a waste of time and money.

Tom Kirchendorfer: Nothing
Rex & Jennifer Miller: Nothing
Ben Wilcox: Nothing

OLD BUSINESS:

- Annual Meeting Recap – Important that we follow-up on members concerns
- Tabled Motion-Establishing fines for damaging Entrance & Exit gates – Send memo out to all Members reminding them that if they are going to bring contractors in, there is a specific procedure to let them in and if they break a gate you will be fined a minimum of \$250.00 at the discretion of the Board effective June 15, 2026.
THE MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT.
- Members not paying assessments and loss of docks – Moved to Executive Session
- Review “Tidiness” Policy – Tabled until next month. Committee to be created.
- Kayak Rack Policy – Policy needs written and they need to be rented. No kayaks to be left along the edge of the water. Marty Vaccaro to create wording for policy. Tabled until next month.
- Discuss \$50 Dock Hold Policy and Limits – Limit time on holding dock. Dock Committee created: Bob Murray, Chairman, Jerry Lang and Kathy Vaccaro. Tabled until next month.
- Communication Committee – Mike Laub & Barb Lang – Newsletter and keeping members informed. Send memo to members how they would like to be informed, email, mail, etc.
- Rules & Regulations Committee – Marty Vaccaro asking for volunteers.

NEW BUSINESS:

- Dumpster/Chipper Day for Members – Board decided there will not be a Dumpster/Chipper Day. Also, when a contractor does major work, they need to put a dumpster at that house to get rid of debris.
- Bylaws – Current “Quorum” policy and possible changes – To Bylaw Committee for review. Tabled until next month.
- Bylaws – Loss of dock due to transfer of property – To Bylaw Committee for review. Suggested that the Board talk with attorney on how to deal with a Trust. Current bylaw states Membership application must designate an individual person’s name. Membership is not transferable. Tabled until next month.
- Tractor Decals & Lot Numbers – Decal needs to be placed on left-hand side of tractor and Lot Numbers placed on both sides of tractor.
- Bylaws for Water Board – States any expense over \$25,000 has to be approved by the Lake board. This should be stricken out of the bylaws and the Water Board to handle. Need to make sure that we have approval of the Lake Board and Water Board for this to be stricken out of the Bylaws. Bylaws committee will review and change.

A MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT TO ADJOURN TO EXECUTIVE SESSION.

MEETING ADJOURNED at 9:30 p.m.

Date

Hanse Cromer, President

Date

Mike Laub, Vice-President