

LAKE BUCKHORN POA  
BOARD OF TRUSTEES  
JUNE 9, 2026

**Board Members Present:** Hanse Cromer, President; Mike Laub, Vice President; Dave Bjork, Treasurer; Marty Vaccaro, Assistant Treasurer; April Parrish, Secretary; Al Artman, Trustee; Richard Lesiecki, Trustee; Myron Miller, Trustee; Bob Murray, Trustee; Brian Mellor, Lake Manager; Julie Caldwell, Office Manager.

**Absent:** None

**Members Present:** Becky Flinner, Heather Snow, Craig Cope, Paul Ewing, Ryan Schlabach, Kathy Vaccaro, Richard Strausbaugh, Sam Tomlinson, Allen & Sara Miller, Steve & Paula Johnson, Tom Kirchendorfer, Barb Lang, Rebecca Mayo, Bill Congrove, Craig Collins, Louis Slangen, Jim & Beth Lance, Sean Meinke.

**\*\*PLEDGE OF ALLEGIANCE\*\***

**CALL TO ORDER:** Hanse Cromer called the meeting to order at 7:30 p.m. Approved the Minutes from May 12, 2026, first by Al Artman and seconded by Dave Bjork.

**MINUTES APPROVED BY ALL MEMBERS PRESENT**

**TREASURERS REPORT: DAVE BJORK**

- Total Income: \$127,468.05
- Total Expense: \$ 91,918.56
- Net Income: \$ 35,549.49
- Balance: \$1,447,747.75

A Motion was made by Richard Lesiecki, seconded by Myron Miller, to approve the Treasurer's report.

**TREASURER'S REPORT APPROVED BY ALL MEMBERS PRESENT**

**DAM FUND UPDATE: DAVE BJORK**

- Current balance is \$155,938.97

**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
- Painted and started hanging trim in Gate House
- Cleaned area restrooms twice a week
- Cleaned and raked beaches
- Mowed Areas weekly
- Weed-eated areas
- Removed debris from the boat ramps
- Broke up concrete pile into riprap
- Hauled riprap to ditch on Arbon Drive
- Put one load of sand on the North Beach
- Mowed road edges
- Boom mowed road edges
- Installed cabinets and toilet in Gate House
- Hauled asphalt for road repairs
- Put up volleyball nets
- Hauled metal to scrap yard
- Serviced white GMC pickup
- Mowed the back of the dam
- Pulled lake water samples (E coli and Fecal Coliform)
- Replaced the door header in lower maintenance building
- Installed LED bulbs and removed ballasts in the men's restroom at Lakeview Hall
- Started installing new street signs

#### **COMMITTEE REPORTS:**

- DAM COMMITTEE – Lake Manager – Weekly inspections completed
- LAKE & CONSERVATION COMMITTEE – Lake Manager – Pull E coli and Fecal Coliform samples
- SAFETY & SECURITY COMMITTEE – Lake Manager – Gate House is now open Friday, Saturday and Sunday 10:00am – 6:00 pm. There have already been several incidents involving kids not following the rules and these were handled by the Lake Manager and the Board President.
- BUILDING COMMITTEE – Lake Manager – One outbuilding and several tree removal permits

- **FISH STOCKING & REGULATIONS** – Lake Manager – The ponds will be stocked with catfish and minnows will be put in the lake, everything else will be in the Fall
- **CAPITAL IMPROVEMENTS** - Lake Manager & Treasurer – Nothing
- **BYLAWS COMMITTEE** - April Parrish – A meeting was held June 8<sup>th</sup>, and we are working on language trying to simplify as much as we can, so it is easier to understand. Will add the Dam Fund to the LBPOA and Bloomfield Water Bylaws. Current Bylaws state LBPOA Board can change fees for Bloomfield Water. This needs to be taken out of Bloomfield Water bylaws per Board.
- **COMMUNICATION COMMITTEE** – Mike Laub - The first meeting was held this evening. We discussed how and what we want to communicate and the format; the need to get feedback from people as not everybody wants to receive emails. Thank you to Julie Caldwell, we appreciate the positivity in the communications that have been sent out in the past couple weeks. We want to provide our members with information in a timely and positive manner.
- **RULES & REGULATIONS COMMITTEE** – Marty Vaccaro – No changes other than some updates to Kayaks. Kayaks need to be registered with the State and LBPOA office. Kayaks, canoes, etc. are not to be left on the banks as it makes it difficult for maintenance to maintain the area. The kayak racks have been ordered and once installed they can be rented.
- **DOCK COMMITTEE** – Bob Murray, Kathy Vaccaro – See response in Open Session

#### **OPEN SESSION:**

**Tom Kirchendorfer:** Members in good standing must pay all fees, LBPOA, BWC, Dam Fund. Have all members paid? The office is actively pursuing delinquent accounts.

**Kathy Vaccaro:** Working on Dock Committee and updating all dock rentals

**Julie Caldwell:** Nothing

**Becky Flinner:** Concerned about the big kids' horseplay at the beach and dock area and getting on equipment at playground. Feels it's not safe for children when this happens. What are the rules and what about Security? The Board President will add this to New Business and would like to add more security. Get license plate numbers and report to Security or Sheriff's Department.

**Barry Flinner:** Who is letting the kids in, that member should be fined.

**Sally Tomlinson:** Can't see Gate Attendants at Gate House. Board will look into it.

**Sam Tomlinson:** Transferring docks within the family through an estate. It is currently in the bylaws that a member loses their docks when a property is transferred. Mr. Tomlinson stated that he has been here since 1968 and can't remember when there was ever a quorum that voted on that? April Parrish had a copy of the original bylaws, and it was 1966. The Bylaws Committee is looking into this.

**Steve Johnson:** Thanks for sending out the Agenda and Minutes. It would be nice if we had bigger mikes, the acoustics here are terrible. The Board President stated they are working on that.

**Jim & Beth Lance:** Concerned about the Dock waiting list that nobody has access to. Hanse Cromer stated that the Dock Committee has taken over this list and phone calls are currently being made. Kathy Vaccaro, Dock Committee Member, explained how the waiting list works. A member is added to the list by date requested. Available docks will go to the member that has been on the list the longest, if they do not want said dock, the date will be changed to the current date, and they will be moved to the bottom of the list for that Area.

**Rebecca Mayo:** Can you come and look at the drains that come down from Mullheim Drive where it intersects with Buckhorn? The volume of water that comes down from Mullheim into our property is overwhelming. Over the past several years we have done 3 different excavations to try and fix the problem, but all 3 have failed. The Lake Manager will investigate this.

**Paul Ewing:** How is the fish stocked? Lake Manager stated that channel cats get stocked in the northwest pond every spring. Minnows in the lake in the spring. Fall is when they do perch, cropppy, walleye. Mr. Ewing feels the docks are unsafe when you are standing at the end of the docks when a big wave comes in. Isn't this a liability concern? The Lake Manager stated they have anchors on them already, but the boats are creating such huge wakes. The Board President stated they will investigate this further.

**Ryan Schlabach:** Nothing

**Allen & Sara Miller:** The Board is doing a better job than ever in communicating.

**Heather Snow:** Nothing

**Craig Collins:** Recommends considering using the docks as a penalty. If a member is breaking the rules or not paying their dues, take their dock away. Board President stated that we already take the dock away if a member is not in good standing.

**Barb Lang:** Thank Julie for doing an excellent job and the Board for better communication.

**Louis Slangen:** Appreciates better communication. Appreciates the enforcement of rules. It keeps this place very special. When is the burn pile to be taken out? The Board President stated it's in the budget to hire a firm to come in to remove it and it should be done sometime this year. Mr. Slangen stated that his driveway has a bad blind spot when pulling out of the driveway onto Buckhorn Drive. Can a convex mirror be put up? What about the street signs? Hanse Cromer stated that new ones have been purchased and are currently being installed along with new wooden signs.

**Richard Strausbaugh:** Nothing

**Sean Meinke:** Need to let people know that somebody is in the Gate House, especially since you can't see them. Could you get a sign that says Gate Attendant on Duty? He sees

a lot of people that are in here and with nobody, aren't you supposed to be with a member? How can we fix that? Board will continue to look into this problem.

**Craig Cope:** I have kayaks at Area 8, if I'm at 8 do I have to take my kayak to another area to use a kayak rack? Kayak racks will be placed at Area 4, 6, 8. Rental fee has not been determined yet.

#### **OLD BUSINESS:**

- A1 Answering Service for Keypad Gate Access is no longer used. Lake Manager stated that it is still used by the same 4 people, one stated he will sue if taken out. This is tabled.
- Employee Handbook is currently being updated.
- Office staff training, mainly for QuickBooks. This is tabled.
- Tidiness Committee & Policies. Would like a Board Member to take responsibility to take charge of this committee along with volunteer members. Would have the responsibility of going around the Lake and seeing what the issues are, policies to present to the Board, etc. The current tidiness policies in our bylaws need to be reviewed. No volunteer – This is tabled
- Dealing with Trusts: This is going back to the Bylaws Committee, and we need to get information from our Attorney.

#### **NEW BUSINESS:**

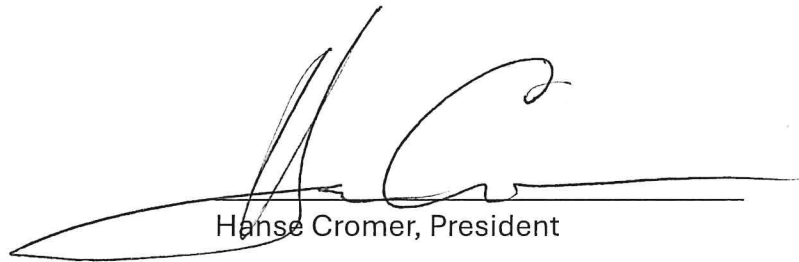
- 4<sup>th</sup> of July – Chicken BBQ is July 4<sup>th</sup>, Boat Parade is July 4<sup>th</sup>, Fireworks are July 5<sup>th</sup>
- Boat Parade – Boats are to parade in front of all the docks completely around the Lake.
- Marshallville Meats (owner is member) is donating the chicken for the Chicken BBQ on July 4<sup>th</sup>. He is offering all members the opportunity to preorder meat that he will deliver via a refrigerated truck prior to the 4<sup>th</sup> of July. **THE MOTION WAS APPROVED BY ALL BOARD MEMBERS.**
- A longtime member would like to donate his lot back to the Lake as he is not in good health and unable to pay his fees for 2026. **THE MOTION WAS APPROVED BY ALL BOARD MEMBERS.**
- The Board officially announced that Julie Caldwell is the new Office Manager for LBPOA and BWC.
- LBPOA Branding: This has been handed over to the Communications Committee.
- Cincinnati Insurance Co. carries our Community Association Directors and Officers Liability and Employee Practices Liability insurance. The annual premium is \$2,341.00 for coverage from 4/30/2026 – 4/30/2029. Our Commercial Policy dated

4/30/2024 – 4/30/2027 is \$26,769.00 and covers commercial property, general liability, auto umbrella, data defender, network defender, crime and fidelity coverage, contractor's equipment scheduled, electronic data processing equipment and general floater. We pay these premiums each year, but the policy price is locked in for 3 years. The policy will be forwarded to all Board members.

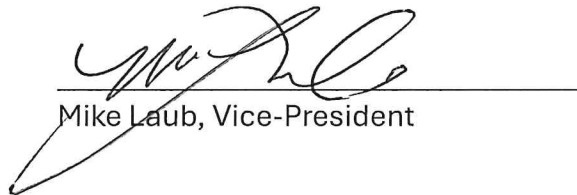
**A MOTION WAS APPROVED BY ALL BOARD MEMBERS PRESENT TO ADJOURN TO EXECUTIVE SESSION.**

**MEETING ADJOURNED** at 8:58 p.m., first by Dave Bjork, seconded by Al Artman.

7/3/26  
Date

  
Hans Cromer, President

7/2/26  
Date

  
Mike Laub, Vice-President