

LAKE BUCKHORN POA  
BOARD OF TRUSTEES  
MEETING MINUTES – JULY 14, 2026

**Board Members Present:** Hanse Cromer, President; Marty Vaccaro, Assistant Treasurer; Al Artman, Trustee; Richard Lesiecki, Trustee; Bob Murray, Trustee; Brian Mellor, Lake Manager

**Board Members Absent:** Mike Laub, Vice President; Dave Bjork, Treasurer; April Parrish, Secretary; Myron Miller, Trustee

**Members Present:** Bruce Sprague, Cory Sprague, Kathy Vaccaro, Julie Caldwell, Ken Caldwell, Richard Strausbaugh, Judd Schuler, Rick Malecky, Ann Malecky, Marvin Raber, Katie Raber, Brant Shaffer, Linette Chaney, Rebecca Butler-Noll, Dan Wolff, Jeff Harper, DeAnn Harper, Terry Fox, Brent Brown

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

**CALL TO ORDER:** Hanse Cromer called the meeting to order at 7:30 p.m. Approved the Minutes from the June 9<sup>th</sup>, 2026 meeting, first by Al Artman and seconded by Bob Murray.

**MINUTES APPROVED BY ALL MEMBERS PRESENT**

**TREASURERS REPORT: Marty Vaccaro**

- Total Income: \$ 35,110.37
- Total Expense: \$ 55,763.59
- Net Income: \$-20,653.22
- Balance: \$1,442,314.46

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

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

**DAM FUND UPDATE: Marty Vaccaro**

- Current balance is \$161,226.65

**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
- Cleaned area restrooms twice a week
- Cleaned and raked beaches
- Mowed areas weekly
- Weed-eated areas
- Mowed road edges
- Boom-mowed road edges
- Installed bathroom door in the Gate House
- Hauled asphalt for road repairs
- Mowed the back of the dam
- Finished installing new street signs
- Bermed road edges
- Installed warning signs at the floating docks
- Replaced broken post in Area 8
- Installed 3 additional cameras at the Main Gate
- Prepped for kayak rack concrete in Area 8
- Stained the front porch on Lakeview Hall
- Stained Main Beach pavilion
- Replaced the board and chip in the tele-pad and Members' Gate card reader
- Replaced hardware on Main Beach swing set
- Repaired dock at the Main Beach
- Replaced the locking plates on the swim platform

#### **COMMITTEE REPORTS:**

- DAM COMMITTEE – Lake Manager – Weekly inspections completed
- LAKE & CONSERVATION COMMITTEE – Lake Manager – Pulled E-coli and Fecal Coliform samples; first round of weed spray completed
- SAFETY & SECURITY COMMITTEE – Lake Manager – Gate House remains open Friday, Saturday and Sunday 10:00am – 6:00pm. through Labor Day. There have been several incidents involving kids not following the rules and these were handled by the Lake Manager, Security, and the Board President.
- BUILDING COMMITTEE – Lake Manager – Three tree permits pending
- FISH STOCKING & REGULATIONS – Lake Manager – The ponds will be stocked with catfish and minnows will be put in the lake; everything else will take place in the Fall
- CAPITAL IMPROVEMENTS - Lake Manager & Treasurer

- Main Beach – September start date (after Labor Day)
- Burn Pile – September start date (after Labor Day)
- Area 4 Culvert Upgrade – Priced by Jay Miller; September start date (after Labor Day)
- Kayak Rack Project – Estimated start date is July 2<sup>nd</sup>; estimated completion date is 30 days from start date
- BYLAWS COMMITTEE - Nothing
- COMMUNICATION COMMITTEE – Nothing
- RULES & REGULATIONS COMMITTEE – Marty Vaccaro – Kayak Rack rental pricing and sticker details need to be decided
- DOCK COMMITTEE – Bob Murray/Kathy Vaccaro – All docks have been rented with the exception of one dock at Area 9; verified one dock is permitted per membership, with the exception of members who have been grandfathered

### **OPEN SESSION:**

**Kathy Vaccaro:** Nothing

**Julie Caldwell:** Nothing

**Rick Malecky:** Transferring docks within the family through an estate. It is currently in the bylaws that a member loses their dock when a property is transferred. The Bylaws Committee and attorney are continuing to review.

**Richard Strausbaugh:** Nothing

**Bruce Sprague:** Questioned kids on ATV

**Cory Sprague:** Nothing

**Ken Caldwell:** Discussed the burn pile situation

**Marvin Raber:** Kid speeding on ATV

**Brent Brown:** Google Maps brings people into North Gate; discussed complaint about North Gate access

### **Other Items Discussed:**

- Recommended a fence around the portable restroom at the Main Boat Ramp
- Recommended a buoy/swim rope in the swim area of the North Beach (Area 7)
- Recommended a “Private” sign at the Main Gate
- Suggestion to put asphalt on the Area 9 driveway
- Suggestion to send letter to camper owner at Area 6
- Recommended a 2nd hand rail on the bridge at Area 4
- Reminder that the entire lake is a no-wake zone after dark.

### **OLD BUSINESS:**

- Employee Handbook is currently being updated.
- 2026 fireworks completed, even through inclement weather; 2027 fireworks are tentatively scheduled for Saturday, July 3<sup>rd</sup>.

- Bob Murray will be looking into contractor codes and access reports. Contractor codes currently are operable from 5:00 a.m. to 5:00 p.m., Monday through Friday. There are a handful of contractors that have 24/7 access to the front gate.

**NEW BUSINESS:**

- All prospective visiting home buyers must be accompanied by a realtor. This information will also be noted in the next newsletter.
- Verizon cell phone reception is spotty while on the lake.
- Contractor fees for doing business in the community – this item was scratched.

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

**MEETING ADJOURNED** at 8:47 p.m.