

Lake Somerset Property Owners Association
Monthly Board of Directors Meeting
June 13th, 2024
Minutes

Pledge of Allegiance and Call to order: Dale Cousino at 7:00pm

Board Members Present:

President: Dale Cousino
Vice-President: Cher-ray Bellinger
Treasurer: Scott Faulkner
Secretary: Kelly Langley
Security: Jeff Bennett
Water Quality: Don Tappan
Parks: Terry Taylor

Board Members Absent:

Roads: Brandon McClinchey
Building Control: Rick Meyer

Officers Reports:

Secretary - Kelly Langley - Motion was made by Cher-ray and Jeff seconded to approve the meeting minutes from May. Cher-ray is willing to take minutes for me on July 11th as I'll be absent.

President - Dale Cousino - No update on the dam, still waiting on bids. CMS will get power to the barn on Tuesday, June 18th.

Dale is going to ask Pam to send an email for volunteers next weekend to help move rocks to the new sign at our entrance.

It was brought back up about the member who wants to trade lots with us near inlet 2. He'll arrange a time to visit with the Board and assess the situation.

If you have a large item to bring to the Board, the Board needs to be informed and it needs to be on the agenda before the meeting.

Vice President - Cher-ray Bellinger - Addressed chicken coop complaint by email and letter. Also addressed a couple other complaints that have come in. Thanked Don for how good the lake is looking and the way the weeds were addressed.

Security - Everything is going good, nothing additional to report and no complaints to address.

Parks - Terry Taylor - Met with insurance agent and he's making a two recommendations. One is to increase the replacement cost value on our harvesters and buildings. The other is to increase our liability coverage for non-members to 1,000,000 from 500,000. Terry will scan and email to the board. The picnic table on the island only has three bad planks to repair and Terry has found a place to repair them.

Terry inquired about adding a volleyball net to the 2 four by posts that are currently on the vacant lot next to the main park.

An idea was brought up to add concrete cornhole boards where the horse shoe pit currently is. It will be looked into.

Terry still wants to get the dome painted but he's got to figure out how to get it to the sandblaster.

Justin was thanked for the work being done to clean up the canoe launch.

Roads - Brandon McClinchey - Not in attendance, no report.

Water Quality - Don Tappan - Wants to have our rules and the township rules looked at to address the non-permeable surfaces that are covering a large % of our building lots. He plans to address this with the Township.

Next herbicide treatment will be June 25th. Savin will be using a new herbicide on the wild celery this summer. Savin is also going to sample our curly leaf pond weed to see if it's developed resistance to the herbicide being used. They're going to sit down and debate if they're going to do a fall treatment or forgo it again as he did last year. When Savin applies the herbicide, reduced agitation to the lake is recommended that afternoon and evening. It would greatly help in the settling of the chemicals.

Treasurer: Scott Faulkner - Scott met with our CPA, Mr Bailey to discuss our budget and recommendations for dues increase. We are operating at a deficit this year and \$36 per lot is needed to close the gap. Several items were recommended. Scott made a motion to ask for a \$36 increase with an annual inflation increase of 3% with the option for the Board to suspend the 3% increase in a year that it's not needed. Terry seconded and all were in favor. For the July meeting it was discussed for each member to share items that would be cut from their budget if we don't get an increase.

Scott made a motion to approve the May financial report and Cher-ray seconded. All were in favor.

Building Control - Rick Meyer - Not in attendance, no report.

Old Business:

New Business:

Audience Participation: It was brought up that there are three people on the weed harvester. They will be going back to two workers on the harvester. They were utilizing three people for the heavy loads of the early spring weeds.

Adjourn: On a motion by Cher-ray and seconded by Scott, the meeting was adjourned at 7:59pm.

Submitted by Kelly Langley, Secretary, LSPOA Board of Directors