

**LAKE BUCKHORN P.O.A.**  
**LAKEVIEW HALL BOARD MEETING**  
**FEBRUARY 13, 2024**

**Board Members Present:** Al Artman, President, Myron Miller Vice President, Lori Murray, Treasurer David Bjork, Assistant Treasurer, Marty Vaccaro, Jeff Mullen, Richard Lesiecki, Justin Garver, Brian Mellor Lake Manager, Rosemarie Ritchie Office Manager

**Absent:**

**Members Present:**

**Call to Order:** Al Artman called the meeting to order 7:30

**\*\*Pledge of Allegiance\*\***

The Board voted to approve the **December 12, 2023** Board Meeting Minutes  
A Motion was made by, **Dave Bjork**, seconded by **Jeff Mullen**  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**  
**NO JANUARY MEETING NO QUORUM**

**Treasurer's Report:** Lori Murray

➤ <b>Gross Profit</b>	\$	4,300.71
➤ <b>Total Expenses</b>	\$	32,087.05
➤ <b>Net Income</b>	\$	-27,786.34
➤ <b>Total Assets</b>	\$	705,277.27

A Motion was made by, **Jeff Mullen**, seconded by **Richard Lesiecki**  
to approve the Treasurers Report  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**Manager's Report:** Brian Mellor, Lake Manager

- ❖ Packed and cleaned dumpster area daily
- ❖ Replaced broken gates
- ❖ Cleaned & mopped the hall as needed
- ❖ Measured piezometers below dam
- ❖ Completed weekly dam inspections
- ❖ Worked on bath house stairs
- ❖ Repairing floating docks
- ❖ Broke up the pile of concrete into riprap
- ❖ Hauled riprap to ditch on Arbon Dr.
- ❖ Removed trees from roadways
- ❖ Opened and closed spillway on dam
- ❖ Put gravel on Bern Cove
- ❖ Replaced Hydraulic hose on (W) GMC plow
- ❖ Plowed roads and put down material
- ❖ Replaced cutting edge on (R) GMC plow
- ❖ Repaired area 6 boat docks
- ❖ Removed trees from the lake in area 6
- ❖ Replaced battery in (W) GMC

- ❖ Put road weight limit on sign
- ❖ Diversified Engineering replaced the stem on the spillway valve
- ❖ Repaired spouting on mail house
- ❖ Hauled riprap to NW pond spillway
- ❖ Charm Concrete poured area #2 boat ramp
- ❖ Broke up spillway at NW pond

**Committee Reports:**

- **Dam Committee:** Weekly inspections completed. New stem put on the spillway valve
- **Lake & Conversation:** Nothing
- **Safety & Security:** Nothing
- **Building Committee:** Tree Removal
- **Committee for Permits/ Beautification:** Nothing
- **Dan Jackson Fish Stocking:** Nothing

**Open Session:**

**Richard Strausbaugh:** Nothing

**Gary Schaffer:** Stated minutes missing on website, will look into it and correct it

**Dave Bjork:** Followed up with Zoom Meeting discussion and it was decided they won't be having Zoom Meetings for now unless it becomes a necessity

**Greg Swain:** Requesting a variance for building a garage, the board can't give a variance according to our Deed Restrictions

Jeff Mullen moved that the board resolve not to enforce the setback requirement for Mr. Greg Swain's plans for his garage replacement so that he can encroach on the 30ft easement by 4 ft. Lot #51

A Motion was made by, **Jeff Mullen**, seconded by **Richard Lesiecki** to allow the encroachment on the 30-foot easement by 4 feet. for lot #50

**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

Mr. Swain, sent email stating it was lot 51 not 50, it was brought back to the board to emphasize that the encroachment will pertain to lot 51.

**NEW BUSINESS:**

Hall Sound System: Looking into acoustic boards for the ceiling, microphones will have a quote for next week's meeting

**OLD BUSINESS:**

- Renters Agreement: Clarified information on renters to update the renter forms.
- Fees and Fines: Will be discussing further in March
- LBPOA Budget: Board went over the budget

A Motion was made by, **Dave Bjork**, seconded by **Marty Vaccaro** to approve the 2024 Budget

➤ **THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

A Motion was made by, **Justin Garver**, seconded by **Dave Bjork** to adjourn the meeting

**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**Executive Session:** Yes

**THE MEETING ADJORNED AT 8:30 p.m.**

**Submitted by:**

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**Al Artman,**

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**Myron Miller, Vice President**