

**LAKE BUCKHORN P.O.A.**  
**LAKEVIEW HALL BOARD MEETING**  
**AUGUST 8, 2023**

**Board Members Present:** Al Artman, President, Lori Murray, Treasurer, Jeff Mullen, Marty Vaccaro, Richard Lesiecki, Brian Mellor Lake Manager, Rosemarie Ritchie Office Manager

**Absent:** Dave Bjork, Assistant Treasurer, Justin Garver, Myron Miller Vice President, Shawn Green, Secretary

**Members Present:**

Richard Strausbaugh  
Tom Kirchendorfer  
Cory Sprague  
Jerry Lang  
Judy Mengel

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

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

The Board voted to approve the **July 11, 2023** Board Meeting Minutes  
A Motion was made by, **Jeff Mullen**, seconded by **Marty Vaccaro**  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**Treasurer's Report:** Lori Murray

➤ <b>Gross Profit</b>	\$	31,181.59
➤ <b>Total Expenses</b>	\$	61,952.70
➤ <b>Net Income</b>	\$	-30,771.11
➤ <b>Total Assets</b>	\$	1,172,985.76

**A Motion was made by, Marty Vaccaro**, seconded by **Richard Lesecki**  
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 restrooms and emptied trash cans in areas
- ❖ Cleaned and raked beaches
- ❖ Measured piezometers be low dam
- ❖ Completed weekly dam inspections
- ❖ Removed trees from roadways
- ❖ Mowed road edges
- ❖ Boom mowed road edges
- ❖ Cleaned pavilions and picnic tables
- ❖ Pulled lake water samples
- ❖ Repaired tarp on F650
- ❖ Replaced spindle and pulley on ventrac deck
- ❖ Put drains on Mels Dr and Kirchburg Dr
- ❖ Hauled scrape to Coshocton

- ❖ Replaced sink, paper towel holder and soap dispenser
- ❖ Serviced white GMC pickup
- ❖ Replaced camera in area 7
- ❖ Hauled asphalt
- ❖ Stained bridges and pavilion in area 4
- ❖ Mowed areas weekly
- ❖ Weed eaten areas
- ❖ Repaired Floating Docks
- ❖ Cleaned out culverts

#### **Committee Reports:**

- **Dam Committee:** Weekly inspections completed
- **Lake & Conversation:** Sprayed dock areas for weeds, week from now 2<sup>nd</sup> spraying to take place
- **Safety & Security:** Nothing
- **Building Committee:** Nothing
- **Committee for Permits/ Beautification:**
- **Dan Jackson Fish Stocking:** Nothing

#### **Open Session:**

- Richard Strausbaugh: Nothing
- Tom Kirchendorfer: Members interested in purchasing LBPOA lots, discussion was had and price was suggested then decided on of \$6500

The Lake Buckhorn Property Owners Association Board of Directors has approved the sale of Lot 329 Buckhorn Drive to Jack D. Snowball and Daniele N. Snowball for \$6,500.

Nova Title did the closing on lot 330 and 331 on Buckhorn Drive from Anna Yoder to the Snowballs about a month ago.

Now we need to transfer 329 also to the Snowballs AND modify the deed for 330 and 331 such that all three of these properties have a deed restriction which provides that they can never be split, and all those properties must remain under the same owner for eternity.

No commission. All costs paid by the Snowballs.

A Motion was made by, **Marty Vaccaro**, seconded by **Richard Lesiecki** to allow sale of LBPOA lots  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

The Lake Buckhorn Property Owners Association Board of Directors has approved the sale of Lot 541 Geneva Drive to Joe & Stephanie Nist for \$6,500.

Nova Title is doing (has been working on) the closing on lots 542 & 543 Geneva Drive from Floyd & Susan Proper to the Nists. I have previously sent you all the needed docs and you have it in process. We now need to add lot # 541 to the process as I previously indicated might be the case.

The deeds for all three of these lots [541,542 & 543] must include the deed restriction provision such that ALL THREE of these properties have a deed restriction which provides that they can never be split, and all those properties must remain under the same ownership for eternity whenever transferred from one owner to a subsequently owner.

No commission to Kirch Realty or any other real estate brokerage. All costs paid by the Nists; no costs to LBPOA.

A Motion was made by, **Lori Murray**, seconded by **Richard Lesiecki** to allow sale of LBPOA lots  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

- Cory Sprague: Possible Book box near mailboxes, butterfly garden cleanup and requested a yoga class in the hall and it is not permitted due to it being a business and it is not allowed.
- Jerry Lang: Commented on the cleanliness of the water
- Judy Mengel: Commented on how nice at area 8 the cement ramp is
- Steve Zangmeister: Variance report

A Motion was made by, **Marty Vaccaro**, seconded by **Richard Lesiecki** to allow the variance  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**NEW BUSINESS:**

- **Cost of Website Ads:** Board approved a fee of \$50 a month to place ad on our website
- **Replacement Well #5:** Board agreed to pay 50% of the cost.

**OLD BUSINESS:** Nothing

A Motion was made by, **Lori Murray**, seconded by **Marty Vaccaro** to adjourn the meeting  
**THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT**

**Executive Session:** No

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

**Submitted by:**

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**Al Artman,**

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**Myron Miller, Vice President**