

LAKE BUCKHORN P.O.A.
LAKEVIEW HALL BOARD MEETING
November 11, 2025

Board Members Present: Al Artman, President, Myron Miller, Vice President, David Bjork, Treasurer, Marty Vaccaro, Assistant Treasurer, April Parrish Secretary, Richard Lesiecki, Hanse Cromer, Mike Laub, Brian Mellor, Lake Manager

Absent: Rosemarie Ritchie Office Manager

Members Present: Judd Schuler, Daniel Fousek, Joe Ricci, Richard Strausbaugh, Jerry & Barb Lang, Dan Hartzler, Bill Kemer, Tom Kirchendorfer

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

****Pledge of Allegiance****

The Board voted to approve the October 14, 2025 Board Meeting Minutes

A Motion was made by, Dave Bjork, seconded by Richard Lesiecki

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Treasurer's Report: Dave Bjork

➤ Gross Profit	\$	9,334.32
➤ Total Expenses	\$	51,129.72
➤ Net Income	\$	-41,795.40
➤ Total Assets	\$	1,132,332.51

A Motion was made by, Richard Lesiecki, seconded by April Parrish
to approve the Treasurers Report

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

Manager's Report:

- ❖ Cleaned & mopped the hall as needed
- ❖ Completed weekly dam inspections
- ❖ Measured piezometers below dam
- ❖ Repaired docks
- ❖ Cleaned area restrooms and emptied trash cans twice weekly
- ❖ Mowed areas
- ❖ Mowed road edges
- ❖ Boom mowed road edges
- ❖ Weed wacked areas
- ❖ Worked on staining the hall
- ❖ Hauled asphalt for road repair
- ❖ Repaired plumbing in office restroom
- ❖ Repaired exterior lights on the Hall
- ❖ Removed volleyball nets
- ❖ Replaced broken gates
- ❖ Closed and winterized area restrooms
- ❖ Opened spillway to lower the lake to winter level

- ❖ Removed swim platform
- ❖ Removed floating docks
- ❖ Removed No Wake buoys
- ❖ Repaired playground equipment
- ❖ Tested snow removal equipment
- ❖ Cleaned out Maintenance building to get out snow removal equipment

Committee Reports:

- **Dam Committee:** Weekly inspections completed
- **Lake & Conservation:** Started lowering lake to winter level
- **Safety & Security:** Nothing
- **Building Committee:** Several new garages being built
- **Committee for Permits/ Beautification:** Nothing
- **Capital Improvements:** Nothing
- **Fees and Fines Committee:** Nothing
- **Fish Stocking:** Lake Manager discussed type of fish that were put in the lake

Open Session:

Judd Schuler: Nothing

Daniel Fousek: Wanted to know when the siding on the Guard House would be completed.

Joe Ricci: Since the Dam Fund will not start until after the 1st of the year, where would the money come from to make repairs to the dam if something would happen? Is there anything we can do now to make the dam stronger? He suggests quarterly billing on the dam fund as it will be hard for older members on a fixed income to come up with a lump sum. What about the Burn Pile?

Richard Strasbaugh: Nothing

Jerry Lang: Did anybody check on the cost of an insurance policy for Dam repairs? Previously it was talked about putting a gate and/or fence up at the dumpsters and he wanted to know where that stood.

Barb Lang: Nothing

Dan Hartzler: He would like to start a Game Day once a week to get members out to socialize during the winter months. It would be for approximately 2 hours at the Lakeview Hall. Everybody agreed it was a good idea and it would be incorporated into the next Newsletter and an email sent to all members.

Bill Kemer: Questioned the \$12,000 cost of weed spraying and how it affects the fish population. States the clarity of the lake has diminished.

Tom Kirchendorfer: Nothing

NEW BUSINESS:

- **Dam Assessment:** Dave Bjork met with accountant, Ken Byler, from Bromund & Byler. Assessments if properly segregated, are not taxable to the Association. However, any earnings, interest or dividends are taxable. Use of funds must be used explicitly for capital improvements, repairs and/or replacement of property. If this is violated, it would be taxable. Need to figure out what bank we want to use to set up the account. Dave Bjork had a precautionary meeting with attorney for verification of information.
- **Fishing Lots:** Fishing lots have all been sold. Should LBPOA create more?
- **Boat Docks:** Availability and Rates to be reviewed

OLD BUSINESS: Nothing

**A Motion was made by, Hanse Cromer, seconded by Richard Lesiecki
to except the motion to no longer sell Fishing lots. Once a Fishing lot is given back to Lake
Buckhorn, they are no longer for sale as Fishing lots.**

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT with exception of one No Vote

Executive Session: Yes

A Motion was made by, Al Artman, seconded by _____ to adjourn the meeting and go into
Executive Session.

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

**A Motion was made by, David Bjork, seconded by Hanse Cromer,
to approve the 2025 annual Christmas bonus amounts as discussed in Executive Session.**

THE MOTION WAS APPROVED BY THE BOARD MEMBERS PRESENT

THE MEETING ADJORNED AT 9:00 p.m.

Submitted by:

Al Artman, President

Myron Miller, Vice President