

# LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION

## Minutes of Annual Meeting – July 25, 2020



- **Due to concerns for the COVID-19 virus, the meeting was held at the Shore Road Cul-de-Sac, commencing at 1:00 pm.**
  - **Welcome/Call to Order**
    - Secretary Taylor Jenkins recorded the attendees and proxies, as follows:  
**Lot represented:**
      - By attendees: Lots 1, 2, 7, 9, 13, 14, 18, 19, 30, 32, 33, 34, 44, 46, 49, 54, 55, 59 = 18 total
      - By proxy: 3, 4, 8, 16, 20, 21, 27, 52, = 8 total

Richard Hicks had reported that, at the time of the meeting, 55 of our 59 lots were lots in good standing, so that a quorum of 19 was required to proceed with the meeting. **The quorum was met with 26 lots represented.**
  - President Tom Jenkins welcomed the meeting attendees and noted/commented:  
Lots 20 & 21 – Joe and AnneMarie Ferdinando. Not in attendance, proxies held by Barbara Kinney.  
Lot 25 – Karyn and Landon Hixon. Not in attendance. They had notified Tom Jenkins that they plan on building.  
Lot 29 – David and Kathleen Talley. Not in attendance. It was noted that there is a For Sale by Owner sign on their lot.  
Lot 30 – West and Jane Hall. In attendance. Lot was formerly owned by Sue Lewis.  
Lots 32 & 33 – Geoff Edgers and Carlene Hempel. In attendance and welcomed. Lots were formerly owned by the Lynch family. See later discussion.  
Lot 38 – Howard and Kimberly Leonard. Not in attendance. Recently built house and have occupied. See later discussion.
  - There was a **MOTION** to waive the reading of last year's meeting minutes. The motion was seconded and following a comment that the attendance be added to the meetings, the **VOTE** to waive reading of the minutes was unanimously **APPROVED**.
- **Treasurer's Report – Richard Hicks**
  - Richard had submitted and posted a report for the membership to review. Comments, questions and clarifications included:
    - Road material costs for past years were included in some of the other categories.
    - Road maintenance costs for prior years may appear to be lower than present because Joe Longtin had graciously been taking care of the road at a discounted labor cost.
    - Material costs for this past year totaled \$3,400.00.

- A **MOTION** to accept the report was made, seconded with no further discussion, it was unanimously **VOTED** to accept the report.
- Richard had also developed a budget for the 20/21 FY. Comments, questions and clarifications included:
  - A **MOTION** to accept the budget was made, seconded with no further discussion, it was unanimously **VOTED** to accept the budget for the upcoming FY.
- There was a brief discussion to consider raising the annual dues, inasmuch as the amount has been \$300/year since 2006. Tom Jenkins pointed out that if we had increased the dues by 2%/year, the rate would now be about \$400/year; at 3%/year, it would be about \$450/year. There seemed to be consensus that the rate should be increased to address our increasing costs and to provide for a financial cushion, should we need it. Since our current Bylaws require a quorum majority of ALL members, action on this matter was deferred to next year's Annual meeting.
- **Reports of Committees**
  - **Road Committee - Joe Longtin**

Joe had submitted a report and it was included in the President's report. There was consensus that the road was being maintained in good shape and that the winter plowing was also satisfactory. Recent heavy rains caused some washouts and the road was repaired. Ditches have been maintained and some areas have been hayed and seeded to reduce erosion. Alan Wilson asked if a sign could be placed at the curve in the road near his driveway.
  - **Lands and Assets Committee (renamed from the Common Lot Committee - Land side) - Mo Longtin**

Mo had submitted a report and it was included in the President's report. Sandy updated the attendees on the repairs to the common area outhouse. He also advised that the mailbox parcel locks had to be repaired and that they weren't in the best of shape. Joe advised that there was only 1 spare mailbox and that we should consider adding another – with larger parcel boxes. Rich had included the cost of a new box in the budget. Mo confirmed that Jaew Henry is going to paint a new sign.
  - **Waterfront Committee - Sandy Rioux**

Sandy had submitted a report and it was included in the President's report. Timing of the removal of the float and docks was discussed. High lake levels in the Spring hinder the installation of the dock sections. Sandy will schedule and coordinate the removal of the dock and float in the Fall, most likely before the Columbus Day (aka Indigenous People's Day) weekend.
  - **Nominating Committee - Sandy Rioux**

Tom Jenkins (President), Sandy Rioux (Vice-president), and Taylor Jenkins (Secretary) are completing the 2nd year of their first terms. Sandy reported that all three are willing to serve another (two year) term and that the committee unanimously recommended that

they be re-elected to a second 2-year term. Richard Hicks, the current LEHA Treasurer has one more year to serve in his current term.

- A **MOTION** to elect the three officers for a second term was made, seconded with no further discussion, it was unanimously **VOTED** to approve the candidates to serve a second term.

- **Bylaws and Policies Committee - Gail Rioux**

Gail had submitted a report and it was included in the President's report. There was discussion about the collaborative efforts the committee was making on overhauling the ByLaws. Tom informed the attendees that the DRAFT ByLaws may be forwarded to the membership in September. The membership will be canvassed to see if there is a majority that agrees to bring the proposed overhaul forward for vote at the 2021 Annual meeting. A 2/3 vote is required to adopt any amendments. One of the matters that is being reviewed is to move select text in the ByLaws into the Policies document. This would make policy changes easier to amend, if needed.

- **Road Maintenance Contract.** There was discussion on the status of the contract and it was confirmed that Jeff Mrazik just started the second year of his 2-year contract. Sandy asked if the contract was renewable and Tom will verify if it can be renewed and under what terms.
- **David Pond Outlet Update.** Tom advised the attendees that an update will be given at the August 7<sup>th</sup> annual meeting of the BDTPA. Attendees were encouraged to join the BDTPA so they can participate in the Zoom meeting at 10:00 am on 8/7/20. Membership dues are \$25 and can be paid to Mo Longtin. There was some discussion about ways to stop the vandalism, including bringing suit against the perpetrator.
- **Lot 24.** Tom informed the Board of his communications with David Russell and that there was no movement. He commented that the actual loss to LEHA was \$300/year in unpaid dues, going back to 2006. Tom will pursue options to resolve the matter. Carmen suggested that we ask the mortgage holder to assign the mortgage to LEHA, after which we could foreclose on the property.
- **Lots 32 and 33.** Geoff Edgers and Carlene Hempel introduced themselves and told the attendees about their history in renting the Lynch cabin that they recently purchased along with LEHA lots 32 and 33 and their desire to access their cabin/property through the driveways on their LEHA lots. Use of the driveways is one of the reserved rights of the lot owners. Tom had worked with KLT and the Edger/Hempel owners to amend the easement language to clarify that the driveways are not roads, which was a concern to some of the LEHA members.
- **Lot 38.** Tom advised the attendees that he had communicated with the Leonards and told them of the concerns of some of the LEHA members regarding the location of the house and the clearing of the buffer zone area. Tom confirmed that the setback distances were met and that some trees had been planted to restore the buffer zone area. There were some comments that the trees were too small and would take a long time to grow. Tom will

follow up with the Leonards. He also informed the attendees that the shed was in compliance with our Shed Policy document.

- **Basin Pond Boats and Kayaks.** There was discussion about the number of boats and trash that have accumulated in the conservation easement around Basin Pond. Barbara Kinney commented that it was a state law to protect and preserve the environment. Tom informed the attendees that the land was owned by the Town of Fayette and the LEHA was the named steward for the conservation easement. The discussion included trash barrels, cost to dispose of trash, placement of signs and removal of the boats that are not claimed by a certain time. Tom will discuss options with the Fayette Town Manager. The matter will also be further addressed by the BDTPA.
- **Donations.** Mo advised the attendees of the financial health of the BDTPA. Last year, we voted to donate \$300 to the BDTPA.
  - A **MOTION** was made to donate \$200 to the BDTPA, seconded with no further discussion, it was unanimously **VOTED** to make a \$200 donation.
- **Other Business.**
  - **Signs.** There was discussion regarding the placement of political signs on one's property. Tom advised the attendees that our covenants prohibit the placement of signs, except for a sign identifying the property owner(s). He will follow up with more details.
  - **ATV Regulations.** Discussion was had regarding the potential revamping of ATV regulations to potentially permit limited use of ATVs on Shore Rd for maintenance purposes, trash delivery, etc.
  - **New Member Package.** Recommendation to put together a "New Member Package" for new property owners including bylaws, clearing of land and building of new structures.
  - **Next Meeting.** The next meeting will be held on the last Saturday in July, 2021 at 10:00 in the morning at a location to be determined.
- **Adjournment**
  - A **MOTION** was made to adjourn the meeting, seconded and **VOTED** to adjourn at 2:15 pm.