



# Lakeview Estates Homeowners Association

## Annual Meeting – July 30, 2022

### DRAFT MINUTES

#### A. Welcome/Call to Order

The 2022 LEHA Annual Meeting was called to order at 10:00 am. The following lots in good standing were represented, either in person or by proxy:

1,2,3,5,7,10,11,12,13,14,18,19,30,31,34,37,39,40,44,46,47,48,49,54,55,59 = 26. 56 of our 59 lots were in good standing, requiring  $1/3 = 19$  lots for a quorum.

Outgoing President Tom Jenkins informed the meeting attendees of the new members that have joined the Association and gave a brief summary of what was going on in several of the lots:

- **New Lot Owners:**
  - Lot 20 - Liv Chase
  - Lot 21 - Ashanti Blok; James Helms
  - Lot 27 - Scott Strazzullo
  - Lot 45 - Jamie Viola
  - Lot 53 - Isaiah Williams; Jennifer Anderson
- **Lots Going On:**
  - Lot 11 – Hicks. Major addition and renovation (almost complete?)
  - Lot 21 – Chase. Lot cleared. Septic and well installed. Slab foundation for garage with living quarters above to be constructed.
  - Lot 22 – Ragonese. Building in progress. Unique construction – Styrofoam insulated and reinforced concrete walls.
  - Lot 25 – Hixon. Clearing in progress. Needs culvert at driveway.
  - Lot 39 – Walker/Barry. Installed driveway/septic/shed. Power
  - Lot 40 – Roberts (incoming President). Building in progress.
  - Lot 47 – Coombs. Lot cleared; many boulders. Foundation and septic installed. Building in progress.
  - Lot 58 – Smith. Driveway installed w/gate. Power.

#### B. Ratify acceptance of minutes of 2021 Annual Meeting

In October, 2021, minutes of the 2021 Annual Meeting were posted in DRAFT form and comments were requested from the membership. No comments were received.

A **MOTION** was made to accept the minutes of the 2021 Annual Meeting as posted. The motion was **SECONDED** and after no further discussion, it was:

**VOTED** – to accept the minutes of the 2021 Annual Meeting.

#### C. Treasurer's Report – Deirdre Richardson (absent)/Tom Jenkins

- Treasurer Deirdre Richardson was not in attendance, but had developed the report (attached hereto) using former Treasurer Rich Hick's format. Tom presented the report and noted that:
  - Last year, we increased our Annual user fee from \$300/yr to \$350/yr. The fee had not been increased since 2006.
  - LEHA's biggest expenses is maintaining our road. This includes winter snow plowing and sanding. After heavy rains, sections of our road experience washouts and rutting. It is difficult to predict when and how damaging these events may be. As more members build and use our road, it is imperative that we take measures to keep the roads safe and passable year round.

- The proposed budget incorporates different component calculations for our road maintenance. With the new terms, we should have more control over our expenses and overall expenditures. Jeff Mrazik had provided us with Lump Sum and unit costs that are shown in the budget. We can either accept them and execute a new contract, or bid them out in August.

A **MOTION** was made to accept the Treasurer's Report and Budget.

The motion was **SECONDED** and after no further discussion, it was:

**VOTED** – to accept the Treasurer's Report and Budget for FY 2023.

- Tom also commented that the **Balance Sheet** needs to be overhauled. We may want to consider engaging an accountant/CPA to manage this report, keep our books and file our taxes. If so, the cost may result in an increase in our membership fees in the near future. There was brief discussion about obtaining costs from local CPAs not directly involved with LEHA, however, no one specifically said they would work toward obtaining quotes.

#### D. Reports of Committees

- **Road Committee - Joe Longtin (absent).**

Joe had reported that Jeff Mrazik did a good job plowing and sanding this past winter. As for the summer road maintenance, Joe felt that he did not adhere to the terms of the contract without constant prodding to get him to do things. He also neglected doing summer maintenance on Basin Road even more so than on Shore Road. This Spring, there were many very deep mud ruts in the area where the trash barrels are and Jeff didn't touch them for weeks. Dave Simmons used his tractor to clean them up. Joe had also raked the edges of the road to allow for better water drainage from the road surface. In late June, Jeff was asked to dress Basin Road and stabilize Shore road near the Common Lot as part of this contract. LEHA will pay for gravel needed – maybe 4-5 yards at \$600/yard from Sid Smith. Bob Harradon commented that this work should be done in September.

- **Lands and Assets Committee - Moe Longtin (absent)**

Common Lot. Moe had reported that there was no need for a clean-up day, as she picked up twigs and branches and cleaned up the walkway. Moe thanks the dog owners for picking up after their pets, saying it is much appreciated.

Mailboxes. A few issues with mixing up mail continue; this is a post office matter. Stickers with names and a list of mailbox owners were given to the Postmaster, who had gone out on maternity leave last Fall. There are also some issues with sticking locks/keys. The parcel box lock on older module needs to be replaced.

- **Waterfront Committee - Sandy Rioux**

Docks and Float. The committee arranged for the removal of the docks and float last Fall. Several sections of the dock and the float were installed prior to Memorial Day; the last two section were installed prior to July 4<sup>th</sup>. High water levels hamper the installation of the deeper section of our dock. The issue is being discussed with the BDTPA. **(See David Pond Outlet Update).**

- **Nominating Committee - Sandy Rioux**

The Nominating Committee consisted of Sandy Rioux and Monique Longtin. Three current officers, whose second 2 year terms expire this year are ineligible to serve again in the same position: They include:

- President – Tom Jenkins
- Vice-president - Sandy Rioux
- Secretary - Taylor Jenkins.

The Committee nominated the following members to an initial 2-year term on the Board, beginning August 1, 2022:

- President – Megan Roberts
- Vice-president – Tom Jenkins
- Secretary – Jeff Smith (absent)

All nominees confirmed that they are willing to serve. Sandy thanks the nominees for volunteering, and to Moe Longtin for her help in this recruitment process.

Outgoing President Jenkins asked the meeting attendees if there were any other nominees. None came forth.

A **MOTION** was made to accept the nominated members for the positions so noted. The motion was **SECONDED** and after no further discussion, it was:

**VOTED** – to accept as LEHA:

- President – Megan Roberts
- Vice-president – Tom Jenkins
- Secretary – Jeff Smith (absent)

○ **By-laws and Policies Committee - Gail Rioux**

The By-laws and Policies Committee had reviewed the previously overhauled By-laws and current policies and had developed some recommendations (amendments and edits) for the membership to consider. After some initial discussion. Sandy Rioux made:

A **MOTION** to table any vote on the recommendations until next year.

The motion was **SECONDED** and after no further discussion, it was:

**VOTED** – to table/defer any changes to the By-Laws or Policies until next year.

**E. Committee Membership**

Tom reported that the current committees include:

- Road Committee. Members – Joe Longtin (C), Chet Day
- Land and Assets Committee - Moe Longtin (C), Gail Rioux, Suzanne Burris
- Waterfront Committee - Sandy Rioux (C), Brian Barrette
- Policies & By-Laws Committee - Gail Rioux (C), Rich Hicks, Liz Hicks
- A new committee, influenced by recent clearing and building on several lots was recommended for consideration by the membership. This would be called - Lot Use and Improvements Committee. Discussion included potentially bringing in an outside consultant or someone with building experience in the area to head up the committee. No specific action was taken. It was suggested to bring this up at the next meeting.

**F. Old/Ongoing Business**

- **Road Maintenance Contract.** Jeff Mrazik's contract expires on July 31, 2022. Discussion were held with Jeff about the terms and compensation of his expiring contract, a new contract is being developed with proposed unit or LUMP SUM categories as shown in the budget.
- **Lot 24.** The owner(s) of Lot 24 have been in arrears of paying annual dues since 2006. The Policies and By Laws Committee recommends that we pursue legal action.

No action taken but you did mention getting some quotes to have that firm look into it (I don't have anything written down regarding what firm that is though).

- **Lot 36.** Some members had voiced concern over the number of trees that were taken down in the buffer zone for the development of the lot. The owner, Howard Leonard had agreed to restore the buffer zone vegetation by planting trees. Several of the initially planted trees did not survive the first winter and new, larger trees had been transplanted to the buffer zone. Tom had spoken with MEDEP's Mark Stebbins (Division Director of Land Enforcement) and with the Town's new CEO – Jessica Leighton who was advised of the matter and concerns of the membership. She will visit the site and said she can require the planting of trees, if warranted. Tom will follow up.
- **Basin Pond Boats and Kayaks.** Tom reminded the attendees that Basin Pond/conservation area is owned by the Town of Fayette. The public can access the pond and the 50' easement around the pond via the Basin Road Cul-de-Sac. LEHA members have the right to access the entire conservation area. The number of vessels has reduced over the last two years. Most non-LEHA vessels are stored in or near the public access limits.
- **David Pond Outlet Update.** David Pond water levels have been higher than normal. Tom reported that dynamic beaver activity is the primary cause. They keep restoring the beaver dam atop our rock pile and every few days, volunteers have taken it apart. BDTPA installed a "beaver deceiver" on July 17-18 to help with the situation. This will be discussed further at the Annual BDTPA meeting on August 6th. All are encouraged to join the Association for \$30.00/year. Moe Longtin is the current Treasurer; Ellen Smith-Erb is the secretary. Tom advised that will be stepping down as BDTPA VP.

#### G. New/Other Business

- **Common Lot Rules and Etiquette.** Tom reported that Moe Longtin noted that there are many canoes and kayaks stored in our common area. A third kayak rack is ready to be erected. Tom commented that users of the common lot must be considerate of others. Lots should have no more than 2 vessels, due to space limitations and maintaining safe and convenient access to the pond. He asked members to not assume a first come/first served approach and commandeer a space that will inconvenience others. LEHA Boat stickers are available upon request. 2 per lot to start. If anyone knows of a non-LEHA vessel being stored – please report it to the Board. The BDTPA had suggested having a bulletin Board in our Common Area to provide info on lake quality.
- **Donations.** Last year, we voted to donate \$300 to the BDTPA. In 2010, we voted to donate \$500 each year to the BDTPA, if our financial health was sound.

A **MOTION** was made to donate \$300 to BDTPA.

The motion was **SECONDED**. After some discussion on the benefits provided by the BDTPA, it was:

**VOTED** – to donate \$300 to BDTPA

- **Other Business.**

No other business other than what was previously discussed.

#### H. Adjournment

A **MOTION** was made to adjourn the meeting.

The motion was **SECONDED** and after no further discussion, it was:

**VOTED** – to adjourn the 2022 LEHA Annual Meeting.