

**Lakeview Estates
Homeowners Association
Motions of Meetings
(1/91 - 6/96)**

Compiled by Richard Hicks

May 11, 1997

LEHA Motions

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In some cases, motions have been paraphrased for brevity and/or clarity. Complete minutes are available for inspection by any member by contacting the secretary.

1/26/91

- To proceed to the election of four Directors and a Registered Agent...

President: Cheney McLennon

Vice President: Brent Maroon

Treasurer: Hilton Irizarry

Secretary: Richard Hicks

Reg. Agent: William Ryan

3/9/91

- To pay pro-rated taxes on common lot.
- To table CMP issue until more information is learned.
- To plant wildflowers by the sides of the road, instead of mowing the weeds.
- For the Board of Directors to hire an attorney.
- To charge association members a...fee of \$200.00...
- To meet with Patten Corp. on 6/1/91 to determine satisfactory condition of road in order for LEHA to assume responsibility as agreed.
- To have volunteers install dock and float on 6/1/91.
- To make next meeting last Saturday of September 1991.
- To make June 1 the start of the LEHA fiscal year.

9/28/91

A quorum was not made, and so no motions were made.

5/30/92

- For Treasurer to provide copies of financial report.
- To get insurance for Common Lot and Road for Board Members (Liability)

- To nominate following slate of officers for election at the next annual meeting:
President: Kathie Trainor
Vice President: Hugh Hunt
Treasurer: Chet Day
Secretary: Richard Hicks
- To close nominations.

5/27/93

- To obtain [insurance] policy offering coverage for board members.
- Those in violation of the Declaration of Restrictions will be notified of that violation, and given an opportunity to conform, or to take the violating structure down within six months after the notice goes out via certified mail.
- To put the winter road maintenance out to bid.
- To have signs made identifying Shore Road and Basin Road as private roads.
- To ask Marty Rigoulot for an estimate on caretaker job for LEHA.
- To authorize the board to make a decision in regard to Mr. Rigoulot's compensation, should he be chosen as caretaker.
- To have a second bin made for the Common Area.
- New board was voted in:
President: Kathie Trainor
Vice President: Hugh Hunt
Treasurer: Chet Day
Secretary: Richard Hicks

6/4/94

- The Board will explore the following alternatives, in any combination that will be most efficient: 1) Take past due lot owners to small claims court, 2) Process liens, 3) Use a credit reporting agency and or bill collecting agency to aid in the collection of past due accounts.
- Define a shed as a structure of limited size, for the purpose of storage only, not for habitation. All approved sheds will have certain characteristics of appearance, or be built of certain materials, to be determined by the following committee by December 4, 1994, and voted on by LEHA at the 1995 annual meeting. The "Shed Committee"

will consist of lot owners Leonards, Hunts, and Bolducs.

- Wait until 1995 annual meeting for any decision on existing sheds.
- The board will negotiate renewal of contract with Martin Rigoulot, as consultant to LEHA.
- The board will decide on more signs for Common Area and Basin Pond access area(s).
- Nominate the following slate for LEHA Board of Directors, to be voted on at the 1995 meeting:

President: Kathy Trainor

Vice President: Hugh Hunt

Secretary: Carol Hunt

Treasurer: Chet Day

6/3/95

- Since all members received a copy of last year's minutes, waive the reading aloud of minutes.
- A series of motions were passed to arrive at the following regulations regarding the definition and the process for building sheds on Lakeview Estates property. All Lakeview Estates Homeowners Association members will be legally obliged to abide by the following regulations, pending legal counsel's approval.

Any Lakeview Estates lot owner wishing to build a shed must ask the Board of Directors for approval. A sketch of the shed and where it is located, including its distance from the road, must accompany each application. Board approval will be based on the following criteria:

1. A shed shall be defined as a place to be used exclusively for storage purposes.
2. The minimum size of a shed shall be 24 square feet. The maximum allowable size shall be 500 square feet.
3. The top of the foundation to the peak of structure shall not exceed 20 feet.
4. Sheds shall have as their exterior finish: clapboards, shingles, masonry, or other quality finish, with no tar paper, tarred shingled, or other types of tarred siding allowed. A shed has to conform to the architecture of the primary residence on the property or being planned for the property.
5. If there is no primary residence on the lot, permission to build a shed may be granted by the LEHA Board, providing that a building permit is obtained within one year of the shed permit and that the primary residence has been started within the time required by the building permit.
6. Anyone applying for a shed permit will sign a copy of these regulations indicating that

he or she has read, understands, and will abide by the above regulations.

- A motion was made to reopen (above) item #5 for discussion. The motion was defeated.
- Change the wording on the top of this sign from “Private Road Association Members Only” to “Private Road”.
- The Board will pursue appropriate liability coverage for LEHA Board Members.
- Abide by local law: all dogs must be on a leash when outside.
- To further investigate Thomas Agency for accounts receivable, and to implement their services for accounts past due more than two years.
- To erect a sign which reads “Caution curve”.
- The Board will investigate further measures for safety on this curve, including the possibility of placing boulders along the curve as a barrier.
- Nominate Elizabeth Hicks as Secretary.
- To install the following slate of officers, to serve as the Board of Directors of LEHA for two years:

President:	Kathy Trainor
Vice President:	Hugh Hunt
Secretary:	Elizabeth Hicks
Treasurer:	Chet Day
- Elizabeth Hicks will send out a questionnaire to members, asking what people need the Common Lot for, e.g. canoe storage racks, boat tie-ups, picnics, etc.
- Tom Kroll will call the fire chief to address this concern, and to investigate any possible solutions.
- To waive reading of this meeting’s minutes, and to adjourn.

Note: Subsequent review of above Shed Policy by Attorney Howard Lake led to the following version as the official LEHA Shed Policy:

*Lakeview Estates Homeowners Association
Shed Policy
(Revised November 7, 1995)*

Pursuant to Paragraph 2 of the Lakeview Estates Declaration of Restrictions, any Lakeview Estates lot owner wishing to build a shed must ask the Board of Directors for approval. A sketch of the shed and where it is located, including its distance from the road, must accompany each application. Board approval will be based on the following criteria:

- 1. A shed shall be defined as a place to be used exclusively for storage purposes.*
- 2. The minimum floor area of a shed shall be 24 square feet measured from the exterior. The maximum allowable size shall be 500 square feet.*

3. *The top of the foundation, footings, or support posts to the peak of structure shall not exceed 20 feet.*
4. *Sheds shall have as their exterior finish: clapboards, shingles, masonry, or other quality finish, with no unpainted particle board, unpainted plywood, tar paper, tarred shingles, or other types of tarred siding allowed. A shed has to conform to the architecture of the primary residence on the property or being planned for the property.*
5. *If there is no principal residence on the lot, permission to build a shed may be granted by the LEHA Board, on the condition that a building permit be obtained within one year of the shed permit and that the principal residence has been started within the time required by the building permit.*
6. *The Lakeview Estates Homeowners Association shall have the right in its discretion to enforce these regulations by court action and shall further be entitled to attorney's fees and court costs incurred in proceedings brought to seek compliance with these restrictions.*
7. *Anyone applying for a shed permit will sign a copy of these regulations indicating that he or she has read, understands, and will abide by the above regulations.*

June 3, 1996

- (R.Hicks/ N.Simmons): Approve minutes of last year's minutes as distributed.
- (M.Bolduc/Simmons) That the treasurer's report include a line item for bad debt.
- (D.Day/N.Simmons) The treasurer shall submit all accounts delinquent three years or more to the collection agency. The treasurer shall have discretion in all accounts past due for lesser time periods.
- (C.Day/H.Hunt) That a volunteer position of caretaker be created for the purpose of handling contractors as Marty has done in the past.
- (H.Hunt/D.Dunmire) Tom Kroll will be the association caretaker.
- (W.Winn/Bolduc) That a committee be established to seek competitive bids for winter plowing and road maintenance.

LEHA Motions

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- Nominate the following slate of officers for election in 1997:

President:	Tom Kroll
Vice President :	Kathie Trainor
Secretary:	Deena Day
Treasurer:	Richard Hicks