

**Lakeview Estates Homeowners Association
Minutes for the Annual Meeting
May 31, 1997**

- A quorum of members of Lakeview Estates Homeowners Association (LEHA) met at the Weathervane Restaurant in Readfield, ME. Quorum was established with 22 lots represented either in person or by proxy.
- Meeting was called to order at 1:10 by president Kathie Trainor

Reading of Minutes

MOTION PASSED [R.Hicks/M.Kroll]: Approve minutes of last year's minutes as distributed.

Reports of Officers

- Treasurer Chet Day submitted a report (see Appendix A for summary complete financial report is available on request from Mr. Day).
- Chet reported that "windfall" collections of overdue accounts have kept our association solvent
- Road expenses are up. Plowing contract will cost \$7,000 next year as opposed to \$5800 this year. The contract was put to bid and we selected the contractor who was willing to give a good price over a 5 year contract.
- Extensive road repair was necessary following a recent hurricane. A leaking culvert and sinking road section were repaired.
- Tree trimming around power lines last year resulted in no loss of power this year due to fallen limbs.
- For the first time names of long outstanding accounts have been published in the treasurer report. Any information on the whereabouts of these lot owners would be appreciated by the treasurer. The following names will be submitted to a collection agency: Ryan, Robinson, Swinerton, Barreiro, Strong. Any other lots with more than 3 years of outstanding dues will also be submitted.
- There was some discussion of the lot owned by the Town of Fayette. Chet reported that the new town manager was surprised that the town owned the lot. The town management will report back to us about their plans regarding lot 35 next week.
- Chet expressed concern that unless collections improve we may need to consider raising the association fee. Chet noted that expenses have risen, but that the association fee has remained unchanged since its establishment. It was also noted that we have a full year's worth of expenses in uncollected dues and interest. Discussion about the process of either raising dues or special assessments for such items as replacing the dock ensued.

MOTION PASSED: [Hicks/Kroll] That Kathie Trainor investigate the procedure for both dues increase and/or special assessments and report back at next year's annual meeting.

Unfinished Business

- Caretaker, Tom Kroll reported on the road maintenance and plowing bids. We now have a 5 year contract with Wes Bowen. We are satisfied with his work, he responds quickly to resident's requests, and he has discounted private driveway plowing.
- Tom is having difficulty securing bids for trash pick up. The only local competitor does not return phone calls. Hugh Hunt offered to intervene. **Members are reminded that Fayette requires CLEAR TRASH BAGS ONLY.** Trash placed in our bins which is not sorted for recycling and in clear bags costs the association \$50. per bag for sorting and rebagging. Signs should be posted on bins within the week. Please remind anyone you see dumping black, green or white bags. Report any uncooperative persons to Tom Kroll.
- Mr. Libby reported on his plans to develop a large parcel adjacent to lot 32. No specifics were offered. President Trainor reminded him that the association covenants would not allow the use of our road or his lot to access the adjacent parcel. Mr. Libby plans to clarify the deed restrictions with our attorney, Howard Lake. Mr. Libby will cover the

cost of such consultation.

- Mr. Kroll recommended that residents heating with propane have Suburban call before filling thier tanks. Last winte the company took advantage of a temporary spike in the price of gas to top off all of our tanks resulting in a surprising 30% increase.

MOTION PASSED: [E. Hicks/M.Kroll] To accept the slate of officers as nominated at the 1996 meeting, Tom Kroll as President, Kathie Trainor as Vice President, Deena Day as Secretary, and Richard Hicks as Treasurer.

- Brent Maroon informed us that he intends to sell his lot. His wife, Gayle has been our registered agent. Marsha Kroll volunteered to replace Gayle.

New Business

MOTION PASSED: [W.Winn/R.Hicks] That the preferences of the membership be polled for a change of meeting date. Choice of dates to include the weekend after Memorial Day, the last weekend in July, and the weekend before labor day.

- It was generally agreed that our current date for the annual meeting conflicts with school activities and is generally unsuitable for campers. It is hoped that a by changing the date that attendance will increase and that social activities might follow the formal meeting.
- Richard Hicks announced that the LEHA Brochure describing our association was distributed to local Realtors. He has also posted a website on the internet on which we plan to post lots for sale.
Log on at: <http://members.aol.com/crwth/leha/home.html>
- If you have an e-mail address and would like to have it included in the membership directory, please send to Hicks@ccsu.edu.

Other Business

- President Trainor thanked retiring board members for their service this past year.
- The LEHA sign has been repaired and will be re mounted on the sign posts when the bugs clear out.

MOTION PASSED: [C.Hunt/H.Hunt] Adjourn. Meeting adjourned at 3:09

Respectfully submitted,

Elizabeth H. Hicks, (outgoing) Secretary, LEHA