

**Lakeview Estates Homeowners Association  
Minutes for the Annual Meeting - July 27, 2002**

A quorum of members of Lakeview Estates Homeowners Association (LEHA) met at Starling Hall (Fayette Grange) in Fayette, ME. Quorum was established with 26 lots represented either in person or by proxy.

Present: 1, 2, 10, 11,16, 17, 18, 19, 28, 30, 32, 34, 42, 51, 54

Proxies: For Hicks: 3, 9, 14, 25, 31, 53, 58  
For Day: 35, 52  
For Magner: 40  
For Tukey: 55, 4

President Richard Hicks called the meeting to order at 3:30 P.M. (Thanks to Jim Tukey for taking notes!)

**Reading of Minutes**

**MOTION PASSED** (unanimously)[D. Gleeson/E. Winn]: Amend the 7/28/01 Annual Meeting minutes by changing the proxie named for Winn from Lot # 1 to Lot # 17. Minutes approved as amended.

**Reports Of Officers**

**President's Report:**

Richard Hicks welcomed all to the 12<sup>th</sup> Anniversary Annual Meeting. Pam Hetherly has been appointed as the new Registered Agent. We now have 11 houses complete, 1 under construction, and 2 or 3 planned. As we grow, it becomes more important to adhere to and enforce the deeded restrictions. There is a new David Pond Association addressing issues affecting the whole pond, such as water quality.  
LEHA website: <http://geocities.com/lehaweb>

**Treasurer's Report:**

Treasurer, Edna Winn reported that during the fiscal year ending May 31, 2002, LEHA collected \$11,435.59 in dues (maintenance fees). Of ten lot owners who have not paid dues, seven are seriously delinquent. Total outflows were \$11,268.04. Checking account balance is \$18,243.53 (report enclosed).

**MOTION PASSED** (unanimously)[D. Gleeson/E Hicks] Accept treasurer's report as reported.

**Committee Reports**

**Common Lot Report:**

Richard Hicks reported that the ladder was put on the float. Now we are waiting for a quote on expanding the recycling bins. The trash cans are overfilling. Noted that the retaining wall is rotting away, as well as the old fence. The access road needs repair. The committee consists of M. Rovzar, H. Hunt, and P. Magner.

**Caretaker Report:**

Chet Day reported that the road has been upgraded, with four areas given special attention. Did over half the road this year. Day noted that as more people build, more work will be needed, and that \$2500 will be needed for next year. Noted that Wes Bowen was paid \$7500 for plowing and sanding.

**MOTION PASSED** (25 for, 1 against) [M Rovzar/M Murdoch] To pre-approve expenditures not to exceed \$2500 for road maintenance at discretion of Caretaker and a Board member.

**Unfinished Business**

Letter from Howard Lake on delinquent accounts was read by R. Hicks.

#20	Swinerton	\$4272.29
#23	Cavaco	\$8616.39
#39	Cerrato	\$1082.86
#41	Moyer	\$743.89
#47	Strong	\$1091.53
#59	Wilson	\$867.40

#60 Robinson \$781.17

There was general agreement that Howard Lake's letter was discouraging regarding collection of outstanding dues. There are no consequences to the delinquent owner unless they sell their property. Small Claims Court can be pursued only on Maine residents. We could go to Small Claims Court on the sole Maine owner.

**MOTION PASSED** (25 for, 1 against) [P Magner/E Winn] To take Lot 47 to Small Claims Court for collection.

**MOTION PASSED** (unanimous) [M Laurie/ D Gleeson] To authorize the negotiation with Lot Owner # 23 for exchange of deed property to LEHA for forgiveness of debt and that LEHA contact Howard Lake for counsel before making the offer.

### New Business

#### **Annual Maintenance Fee:**

E. Winn noted that cash inflow is very close to outflow.

**MOTION PASSED** (unanimous) [P Magner/E Winn] That committee chairs will submit projected 5 year costs to the Treasurer in consideration for a dues increase next year.

**MOTION AMENDED AND PASSED** (unanimous) [M Lourie] That all chair reports will be submitted by the end of August 2002

#### **Enforcement of LEHA policies:**

R Hicks reviewed the new Fayette ordinance on trailers (attached), as well as the LEHA building covenants for one house only and for a shed (attached).

**MOTION PASSED** (24 for, 2 against)[B Winn/E Winn] To amend the maximum shed size from 500 square feet to 200 square feet and the maximum ceiling height from 20' to 14'.

#### **Other New Business:**

##### **Nomination of Officers for next year's election:**

President: Mark Laurie

Vice President: Elizabeth Hicks

Treasurer: Edna Winn

Secretary: Pam Hetherly

**MOTION PASSED** (unanimously)[C Day/E Winn]: Direct LEHA treasurer to send a \$100 contribution to the Fayette Fire Department from LEHA. All agreed that a copy of the Fire Department letter should be sent to all association members so that contributions could be made on a personal basis.

**MOTION PASSED** (unanimously)[P Magner/everyone]: To state that any contributions to LEHA will be appreciated.

**MOTION PASSED** (unanimously)[everyone/everyone]: Adjourn. Meeting was adjourned at 5:55 PM.

Submitted by:

Pam Hetherly, Secretary, LEHA

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