

# Lakeview Estates Homeowners Association

## Minutes of Annual Meeting

July 25, 2009

Meeting called to order at 10:15am by president Bob Harradon.

Secretary Richard Hicks announced a quorum of 38 lots represented in person by lots 7, 9, 11, 14, 18, 19, 27, 29, 30, 34, 42, 54, 55, 59, and by proxy 1 (Longtin), 2 (Longtin), 3 (Hicks), 4 (Longtin), 13(Hicks), 15 (Kinney), 16 (Kinney), 21 (Hicks), 23 (Harradon), 25 (Jameson), 28 (Hicks), 32 (Kinney), 33 (Longtin), 35 (Kinney), 41 (Longtin), 43 (Hicks), 44 (Longtin), 46 (Longtin), 48 (Harradon), 49 (Longtin), 51 (Harradon), 53 (Longtin), 56 (Hicks), 57 (Kinney)

### A. Reading of minutes of immediate prior meeting for information and approval.

**Motion: (E. Hicks/Jameson)** To approve and waive reading of the previous year's minutes.  
**(unanimously PASSED)**

### B. Reports of Officers

President

Bob Harradon referred to the newsletter sent out to the membership that included topics such as regulations on campers on Lake View Estates lots, and trash and recycling. (The newsletter is posted at <http://lehaweb.org/news.html> .) Also, the access to the Basin Conservation Easement from the Shore Rd cul de sac has been clarified to be exclusively for Lake View Estates owners, and should be accessed from the path to the immediate right of the utility pole at the end of the circle. **Public access** to the 50 foot easement along the east shore of Basin Pond and the eastern side of the Basin Pond outlet leading to David Pond and beyond to the property line of lot 16 is **only from the pedestrian trail at the end of the Basin Rd cul de sac.** (see Appendix A posted at <http://lehaweb.org/meetings> .)

Treasurer

Joe Longtin passed out the financial report. It is available online at <http://lehaweb.org/meetings.html>. Hard copies can be mailed upon request to the (new) secretary at 207-293-4779.

**Motion: (Anastase/Hunt Bemis)** To accept the treasurer's report as presented. **(unanimously PASSED)**

## C. Reports of Committees

### 1. Road Committee:

The first year of the "big fix" was more than \$5,000, as indicated in the cost comparison in the Treasurer's Report. In subsequent years, we'll try to keep it under \$5,000, barring some catastrophe. More of the rocky material is being brought in each year to continually improve the condition of the road. Joe was publicly thanked for all his hard work on the road.

In regard to plowing, several members complained that the quality of plowing was unacceptable. Members commented that the roads need to be plowed more than once during big storms in order to keep up with accumulating snow, and that adequate sanding requires the right equipment.

Bob Harradon read a letter from him to our contractor for plowing and sanding Rachel Stevenson (see Appendix B posted at <http://lehaweb.org/meetings.html>).

Richard Hicks will draft a letter to Ms. Stevenson asking her to verify that she has proper sanding equipment, and to make every attempt to plow wider, to the ditches if possible, even if that requires several plowings during the course of a storm.

Members commented that their work schedules require the ability to navigate the association roads at any time of day or night.

### 2. Common Lot Committee:

Since Randy Stone was not present, Richard Hicks will call Randy to see if last year's "to-do" list was completed:

- a) Replace some pressure treated wood in the steps.
- b) Old picnic tables hauled away and one new metal table purchased and placed on the site close to the water on the right side of the trail.

Jackie Fournier, Joe Longtin, and Monique Longtin were thanked for their work to maintain the common lot.

Chris Ellis volunteered to install cleats on the ramp leading down to the dock.

Nancie Anastasie volunteered to assist with the common lot committee.

### 3. Road Use Committee

Bob Harradon summarized the Road Use Committee Report (for the full report see Appendix C posted at <http://lehaweb.org/meetings.html> ). The overall conclusion of the

report was that the “non-recreational use” clause in the policy regarding Recreational Vehicles on Association Property is unenforceable. Our association counsel, Howard Lake, has advised the Board to prohibit ATV's on our roads to reduce liability impacts and costly litigation proceedings. For enforcement, Sgt. John Blagdon, Capt. Dan Scott and Warden Gary Allen of The Maine Warden Service have all recommended that we return to the policy of 2007

which states:

The use of recreational vehicles, including but not limited to All-Terrain Vehicles (ATVs), snowmobiles, go-carts, and dirt bikes is prohibited on Basin Road and Shore Road except as provided by deeded easement. This policy shall be enforced in conformance with the laws of the State of Maine.

#### **D. Unfinished Business**

**Motion: (E. Hicks/M. Longtin)** To revert to the policy on Recreational Vehicles on Association Property that was adopted in July, 2007, which states: The use of recreational vehicles, including but not limited to All-Terrain Vehicles (ATVs), snowmobiles, go-carts, and dirt bikes is prohibited on Basin Road and Shore Road except as provided by deeded easement. This policy shall be enforced in conformance with the laws of the State of Maine.

After brief discussion an amendment was proposed (D. Ellis/seconded unknown?): That we allow homeowners and contractors hired by owners to use ATVs on association roads. After further discussion the amendment was withdrawn and the

**MOTION PASSED** (37 votes in favor and 1 abstaining).

#### **E. New Business**

##### 1. Boating Regulations:

Barbara Kinney drew attention to the State of Maine no-wake map (see Appendix D posted at <http://lehaweb.org/meetings.html> ) that shows the state governed zones in David Pond which shows a 200 foot boundary where power boats must go no faster than headway speed. Barbara also pointed out that the state boating regulations prohibit repeated circular movements. The Basin David Tilton Ponds Association will be meeting on August 8, 2009 at Fayette Central School for their annual meeting, where complaints are expected from shore front owners about repeated violations of the above mentioned boating regulations, and about the possible installation of buoys on David Pond to clearly show the boundaries of the no-wake zone. The state of Maine would supervise any such

installations. LEHA members are urged to get involved with this issue in any way possible, and to attend the August 8 meeting.

2. AED at Lake View Estates

Liz Hicks asked if it is possible to install an Automated Electronic Defibrillator (AED) at Lake View Estates.

**Motion: (E. Hicks/Hunt Bemis)** To investigate the feasibility of the installation of an AED at Lake View Estates. **(unanimously PASSED)**

**F. Nominations and election of officers:**

Joe Longtin has finished his second term as treasurer. Richard Hicks was nominated for treasurer (M. Longtin/Jameson). There being no other nominees, Richard resigned as secretary, and was elected as treasurer by unanimous vote.

Carmen Anastasie was nominated for secretary (M. Longtin/E. Hicks), and was unanimously elected.

The next annual meeting is set for July 31, 2010 at 10:00am. The location of the 2010 meeting is yet to be determined.

Please update your contact information at [http://lehaweb.org/Update\\_files/update\\_form.html](http://lehaweb.org/Update_files/update_form.html) or [secretary@lehaweb.org](mailto:secretary@lehaweb.org).

**G, Reading and approval of minutes of meeting just had, if requested**

(not requested)

**Motion: (Hunt Bemis/E Hicks)** To Adjourn. **(PASSED)**

Respectfully Submitted,

Richard Hicks, (outgoing) LEHA Secretary

Appendices available at <http://lehaweb.org/meetings>

*Appendix A: Letter explaining public and lot owner access to Basin Conservation Easement.*

*Appendix B: Letter from Bob Harradon to Rachel Stevenson*

*Appendix C: Road Use Committee Report*

*Appendix D: No Wake Map*