Lakeview Estates Homeowners Association

Annual Meeting July 25, 2026

Meeting Minutes

There were 29 lots represented either in-person or by proxy.

I. Welcome/Call to Order
   a. Introduction of new lot owners: Robert Pulliam and Mara Pfund (Lot #9), Anthony and Krista Harding (Lot #35), and Kristin Bilodeau (Lot #56).

II. Ratify acceptance of meeting minutes from 2025 Annual Meeting
   a. Minutes reviewed by Jeff Smith and approved by members.

III. Treasurer's Report/Budget presented by Tom Jenkins
   a. Account Balances as of 5/31/26
      i. Checking = $20,880.94
      ii. Money Market = $10,040.14
      iii. Total: $30,920.98
   b. Proposal to change fiscal year was made and discussion was had about changing the time frame for dues to be paid. There was also a discussion about increasing annual dues as there will be a deficit ($5,392) as of 5/31/27.
   c. There was a discussion about amended plowing proposal +$500 for next fiscal year.
   d. Discussion about budget item for legal fees to address potential issues that may come up.
   e. The treasurers report and budget were approved by the members. See Treasurers Report for more details.

IV. Reports from Committees:
   a. Road Committee – John Richardson
      i. Road looks good, finishing the grading a little late due to mechanical issues with equipment. Some stone diverted to fix the common lot.
      ii. Proposal to get more stone to fill-in walkway area to pond. Several members agreed to volunteer.
      iii. Plowing contract will be extended.
   b. Lands and Assets Committee – Moe Longtin
      i. Reminder to clean up after dogs in common area.

    ii. Racks by water should be used for kayaks and canoes only, please take other items back.

c. Nominating Committee- Board
    i. President- Stephen Smith-Erb – Completing 2nd year of his first 2-year term.
    ii. Vice President – Deirdre Richardson – Completing 1st year of 1st 2-year term.
    iii. Treasurer – Tom Jenkins – Completing 1st year of his 1st 2-year term.
    iv. Secretary – Anthony Harding was nominated and approved.

d. By-laws and Policies Committee
    i. Discussion was had about guests/renters being allowed to use common area. There is a sign in common area that guests should be accompanied by residents.

V. Ongoing Business

a. David Pond Outlet Update – BDTPA meeting is scheduled for 8/1/26
b. Discussion about Swollen Bladderwort was had. There was no sign of BW at David Pond as of last September.

VI. Donations

a. BDTPA- $350 donation was approved.
b. Starling Hall - $50.00 donation was approved

VII. Other Business

a. Proposed that a sign be placed on island to deter people from going on there and disturbing potential Loon nesting sites. Some research will be done and follow-up with the board.