

LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION

Annual Meeting Notes 7/27/24

A. Welcome and Call to Order

To hold the meeting, 1/3 of the lot owners in good standing must be present or represented by proxy (19 lots). A total of 28 lots were represented (22 in person, 6 by proxy), so the quorum was met. A majority vote requires 15 votes.

- New lot owners: Lot 40 – Mark and Kathy Dendy (not present)
-

B. Approval of 2023 Meeting Minutes

The 2023 Annual Meeting minutes were included with the meeting notice and posted online.

- Motion to approve was made and seconded.
 - No discussion.
 - Minutes were approved.
-

C. Treasurer's Report and Budget – Deirdre Richardson

The budget included plowing contract renewal, road maintenance costs, and legal support.

- Motion to approve the treasurer's report was made and seconded.

- Some discussion about spending after the fiscal year ended and possibly changing the fiscal year-end or meeting date.
- Suzanne Burris asked why the purchase of a \$10,000 CD wasn't shared with members. Chet Day had suggested the CD previously and the Board approved it. Future financial decisions like this will be shared with the membership.
- Sandy Rioux suggested using accrual accounting instead of cash accounting. Chet Day said the current method works. The Board will consider the feedback.
- Report was approved.

Budget Discussion and Vote

- A motion to approve the budget was made and seconded.
- Legal expenses were discussed, and the proposed budget was reduced from \$2,500 to \$250, enough to cover a registered agent.
- No volunteers came forward to serve as the agent.
- Tom Jenkins mentioned liability insurance costs and offered to gather quotes from other providers.
- Amended budget was approved.

D. Committee Reports

Road Committee – John Richardson

- Road work by Dennis Bruen was completed as expected.
- A pothole formed two weeks after grading. John and Joe reminded members it's a gravel road, so potholes are normal.
- Tom noted there is extra gravel at Shore Road that can be used to patch potholes.

- **Plowing Contract:** Dennis will continue plowing for \$9,000 (same as last year).
 - Motion to extend-contract was made, seconded, and approved.

Lands and Assets Committee – Moe Longtin

- Reminder: Do not put food in the trash bins or leave large items outside. Take bulky waste to the transfer station.

Waterfront Committee – Brian Barrette

- Docks and float were installed.
- Lucia Jenkins said the walkway is in good shape.

Nominating Committee – Board

- Steve Smith-Erb was nominated as President. No other nominations.
 - Motion made, seconded, and approved. Steve will serve a two-year term.
- Other Board members:
 - VP: Tom Jenkins will complete his VP term.
 - Treasurer: Deirdre Richardson (Year 2 of her second term)
 - Secretary: Jeff Smith (Beginning 2nd two-year term)

Bylaws and Policies Committee – Gayle Rioux

- Only one-meeting held so far. Discussed the previously submitted shed policy.
- Gayle will resend the policy language to the Board.
- Liz Hicks and Moe Longtin will create a welcome package for new owners and send it to the Board for approval.

E. Old/Ongoing Business

David Pond Outlet – Steve Smith-Erb

- Water levels are normal for the season.
- Beaver activity noted near the dam, and there may have been tampering that lowered water levels.
- A filter has been placed at Tilton Pond outlet to block invasive bladderwort.
- BDTPA Annual Meeting is August 3rd, 1pm at Starling Hall.

F. New Business

Matrix Broadband Update – Tom Jenkins

- Matrix is no longer moving forward.
- Consolidated Communications (Fidium) has the contract and will begin installations in North Fayette.
- Interested members should pre-subscribe. Tom will share the sign-up link.

Legal Support for HOA

- A request for legal service proposals was sent to three firms. Only Preti Flaherty responded.
 - Initial deposit: \$500; hourly rate: \$275
- A motion was made to budget \$2,500 for legal services.
- Gayle Rioux said current policies are clear and legal help isn't needed.

- Budget was reduced to \$250.
- Motion was approved.

Donations

- BDTPA: Motion made and seconded to donate \$300 (same as last year).
- Motion approved.

Donation to Starling Hall

A motion was made and seconded to donate **\$50 to the Friends of Starling Hall.**

- **Motion approved.**
-

G. Other Business

Topics brought up during the year:

- **Trespassing on Private Property:**
Gayle Rioux shared information from Maine laws about criminal trespassing. Handouts were given out. There was a brief discussion about respecting other lot owners' property.
- **Lot 24 Ownership / Town Auction:**
Discussion on whether LEHA should try to take ownership of Lot 24. Decision was postponed pending more research. Tom said the Town doesn't plan to auction the lot, and suggested a title search might help clarify ownership.
- **Attendance at Board Meetings:**
No discussion or action taken.
- **Posting Board/Committee Minutes:**
Sandy Rioux suggested posting only action items and any handouts. The Board will review and discuss.

- **Changes to Covenants:**
No discussion or action taken.

H. Adjournment

A motion to adjourn was made and seconded.

- **Majority vote to adjourn 10:40am.**