

2016 LEHA ANNUAL MEETING - 7/30/2016

Joe Longtin called the meeting to order at 10:04 a.m.

In Attendance: Bob Harradon(lot 48), Carmen Anastase(lot 7), Sue Louis(lots 30, 25), Joe and Moe Longtin(lot 46), Linda Bolton and Marianne Erdman(lot 44), Ellen and Steve Smith-Erb(lots 1, 2), Kathie Jameson(lot 42), Deena Day(lot 16), Barbara Kinney(lots 18, 19, 54, 55), Diedre and John Richardson(lot 3), Jackie Fournier(lot 4), Gail Rioux(lot 34), Carol Bemis(lot 9), David Simmons(lot 10).

Proxies: Mary Lynch(lots 32,33), Randy and Sharon Stone(lot 31), Jaew and Kevin Henry(lot 57), Alan Wilson(lot 59), Richard and Liz Hicks(lot 11), RJ and Anne Marie Jenkins(lot 49),

It was establish that a quorum had been attained.

Bob Harradon proposed that the reading of the 2015 minutes be waived and Jackie Fournier seconded the motion. The reading of the 2015 minutes were waived and the 2015 minutes were adopted.

Joe Longtin welcomed everyone and introductions were made. Ellen and Steve Smith-Erb purchased the Rovzar's property. They are part time residents who live in Cumberland, Maine. Gail and Sandy Rioux purchased Chris Ellis's house and are moving up full-time from Texas. Everyone welcomed the new members.

B. OFFICER's REPORTS:

a). PRESIDENT - Joe Longtin

Joe explained that he filed the IRS 1120H form again this year. Even though LEHA is a non - profit, we have to file. We pay no taxes because all income is from homeowner fees. The new dock has been well -received. Joe also mentioned that a LEHA member got bit by a dog in the cul -de- sac at the end of Basin Road. The owners were not LEHA members or guests and were having a picnic after being down at Basin Pond. Joe did ask members and their guests to please have aggressive dogs on a leash.

b).Treasurer - Kathie Jameson:

Kathie mentioned the new dock purchase and installation for \$8,261. LEHA currently has \$29,373 in our checking account with total assets at \$52,000. Money in for the the fiscal year was \$17,183 and money out was \$24,750.

C. COMMITTEE REPORTS:

a). Road - Joe Longtin

Joe continues to maintain the road. He puts a \$5,000 ceiling on road expenditures which includes materials and labor. Roadside mowing was just completed last week and the cost was more than usual because the contractor has to rent high end equipment that can take down small trees. The person who did the roadside mowing made two passes and it looks good.

Jackie Fournier asked if it needs to be done annually and if there are other people available to do this with lesser equipment. Joe responded that it should be done annually and that it is no longer possible to find anyone with a sickle bar type of equipment.

Joe cuts back the encroachment of limbs and trees hanging over the road.

Gary Potter has agreed to renew his plowing/sanding contract for the same price of \$8,000 for the next two years.

Bob Harradon asked about the culvert that needs replacing. Joe explained that it is a big culvert that has completely worn out and no longer transfers water. Sid Smith's quote for a new culvert, material, labor and old culvert disposal is between \$800 and \$900.

Jackie Fournier commended Joe on his excellent upkeep of our road and his never-ending work to keep it in such great shape. Kathie presented Joe with a gift card in appreciation for all that he does in general to make LEHA such a nice place in which to live.

b). Common Lot - Moe Longtin

Moe commented that people were doing a good job with trash and recycling overall. Once in a while there is some loose trash and she reminded everyone that everything needs to be bagged. Joe reminded everyone that no construction debris is allowed - it needs to be taken to the Readfield Transfer Station. If items cannot be bagged, they should not be in LEHA trash. Fayette residents are now allowed to take oversized items and construction debris (not trash or recycling) to the Readfield transfer station on North Road. One needs proof that they are a Fayette taxpayer and a small fee will likely be imposed.

Moe also commented that given the dry conditions, dust from the road is going everywhere. We know that service trucks tend to go fast, but we should all be mindful of our speed on Shore Road.

Volunteers are needed for the following:

- replace 3 planks in common lot - Gail Rioux volunteered the services of her husband, Sandy.
- trash bins - Moe volunteered
- shovel mailbox area - Bob Harradon volunteered.
- trim grass by common lot - Jackie Fournier volunteered.
- stain walkway - Gail and Sandy Rioux, Barbara Kinney, and Linda Bolton volunteered.

Bob Harradon commented that it would be nice if somehow a power washer could be brought down to the walkway. There was some discussion on how the walkway was deteriorating and the feasibility of getting a power washer down there because we need a hose connected to the power washer.

D. ELECTION OF OFFICERS:

a) President - Carmen Anatase nominated Joe Longtin for a second term as President and Jackie Fournier seconded the motion. The motion carried and Joe was elected to a second 2 year term.

b) Vice-President - Joe Longtin nominated Carmen Anastase for a second term as Vice-President and Moe seconded the motion. The motion carried and Carmen was elected to a second 2 year term.

c) Secretary - Joe Longtin nominated Liz Hicks and Jackie Fournier seconded the motion. The motion carried and Lz was elected to a 2 year term.

Joe commended Sue Louis for the excellent job she has done as secretary for the past 4 years.

E. UNFINISHED BUSINESS:

- a) Enactment of proposed revision of Article II of the LEAH By-Laws as voted on at last year's meeting:** (addition of Section 6 and renumbering of subsequent sections)

Section 5:

In the event of default by any member in paying to the Association the Annual Property Maintenance Charge, such charge shall become a lien upon the member's property as provided in each member's deed to his/her property. Each unit owner in default shall be obligated to pay interest compounded at 18% per annum on such common charges from the due date thereof as determined by the Association, together with all expenses, including reasonable attorney's fees, incurred by the Association in any proceedings brought to collect such unpaid common charges. Furthermore, each unit owner in default shall not be entitled to make any improvements to Lake View Estates property. Unit owners in default who do make improvements to Lake View Estates property shall be subject to legal actions as determined by the Association, together with all expenses, including reasonable attorney's fees, incurred by the Association in any proceedings brought to enforce this requirement. In addition, a unit owner in default shall not be entitled to vote at any meeting of the Association unless the unit owner brings the charges current prior to the meeting.

Section 6.

The Lake View Estates Homeowners Association (LEHA) Board, after consideration of the severity of a violation of the LEHA By-Laws/Deeded Restrictions/Policies, may issue a notification of the violation to the offending member and allow the member 30 days to correct the violation. Notification of the violation shall be posted on the offending member's lot and shall be sent by regular and certified mail to the address of the offending member as listed in the tax records of the Town of Fayette, Maine. If, after 30 days, the violation has not been corrected, the monetary penalty, determined by the LEHA Board, ranging from \$5.00 to \$50.00 per day shall be assessed by the LEHA Board and the assessment shall become a lien on the property. All terms and conditions applicable to a lien assessed under Article II, Section 5, with the exception of the interest charges, shall be applicable to this section as well. The lot owner may appeal any penalty at the next LEHA annual meeting. At such annual meeting, the members in attendance, both in person and by proxy, may modify or nullify the assessed penalty by a majority vote. The determination of the appeal by the membership at such annual meeting shall be final.

Joe explained that this process for a by-law change started two years ago. Carmen commented on how there are certain covenants and restrictions in our deeds and by-laws, but that there is no financial penalty for violations. This proposal is to protect us against egregious violations and protect our property values. This proposal enables LEHA to impose fines and hopefully encourage compliance. LEHA fines could build up to the point where there will eventually be no

equity . This proposal involves a very strict notification and appeal process. Our lawyer was consulted before we initiated this proposal.

Kathie Jameson motioned that we vote on the proposed by-law change and Bob Harradon seconded the motion. The motion carried and the By-law was enacted.

F. NEW BUSINESS:

a) New Culvert:

Bob Harradon motioned to have the culvert discussed under “Road Committee Report” to be replaced and Deena Day seconded the motion. The motion carried.

b) Floating Raft:

Joe explained that while we have the new dock, we still have the old raft that is not in good shape. He tried to find a “used” raft to no avail. A new composite 8 x 10 raft with a 4 step aluminum ladder costs \$1,550. Like the dock, it requires no maintenance and will last a lifetime. We might be able to get it a little cheaper in the fall. Bob Harradon motioned that we replace the raft with a new one this fall and Linda Bolton seconded the motion. The motion carried.

c. Donation to Basin-David-Tilton Ponds Association:

Moe Longtin is the treasurer for this association and requested a \$200 donation. The organization works with erosion, water quality, and invasive plant issues. It is also involved with the courtesy boat inspection program and the 30 Mile Watershed. Joe commented that the Morris’s always give us a \$300 donation for trash and road use and we have to pay a 30% tax on this. Our donations help offset this tax and since we get a \$100 deduction, it works out well! Carol Hunt motioned that we make a \$200 donation to the Basin-David-Tilton Ponds Association and Bob Harradon seconded the motion. The motion carried.

Ellen Smith-Erb asked about the loon count on David Pond and it was explained that there was a specific day and time annually when the “loon count” was carried out.

G. Set Next Annual Meeting Date and Time:

Joe set the 2017 meeting for Saturday, July 29th at 10:00 a.m.

Kathie Jameson volunteered to take notes for Liz Hicks should she be at the 30 Mile Watershed annual paddle event.

F. Adjournment:

The meeting was adjourned at 10:55 a.m.

