



Lakeview Estates Homeowners Association

Annual Meeting - July 27, 2019

MINUTES

- **Welcome/Call to Order**

New owners of Lot 44 - Scott & Suzanne Burris were welcomed.

- **Road Maintenance Contract.** The President reported that Jeff Mrazik took care of the plowing and sanding this past winter. After hearing positive comments about his performance, the Board developed a Road Maintenance Contract for the full year and offered it to Jeff Mrazik with a request for a contract price, for 2 years. The contract has been executed, commenced on June 1, 2019 and will expire on May 31, 2021. Over this term, the Association will pay out \$1,000 per month, plus the invoiced cost of materials (sand, gravel, etc.). The scope and cost of special projects and/or subcontractor fees, will be negotiated.
- **Docks and Float.** Several sections of the dock and the float were installed on Saturday, May 29, 2019. Due to the high lake levels, the last sections were not put in until June 8, 2019. Thanks to Joe Longtin, Mo Longtin, Rich Hicks, Sandy Rioux, John Richardson and Taylor Jenkins for their efforts. The President noted that Richard Hicks developed a video of the effort and encouraged members to view it.
- **Common Lot driveway upgrade/paving.** Last year the paving on the access ramp to the common lot parking area was inspected and quotes were solicited to have the faulty pavement removed and replaced. Rich Hicks advised that the quote received was around \$10,000. After discussion, it was decided to have Jeff Mrazik apply some gravel to the deficient sections.
- **Common Lot Outhouse.** It was noted that the bottom of the siding is rotting in some areas and should be replaced. The tank is a holding tank only. Joe Longtin inspected - tank is full. None of the members in attendance said they use the outhouse. Tom will ask the other Association members if they use it and if not, consideration will be given to abandoning the outhouse and replacing it with seasonal porta-potties.
- **Mailboxes.** Last year, Joe reported that there was only one spare box left for residents desiring to have mail delivered. There is space left for a new box that we would have to purchase and have installed. Tom reported that the cost would be about \$2,000. Action on this matter will be delayed until needed. A box with a larger parcel unit will be investigated, since it was reported that larger parcels are left with the post office.
- **Lake View Estates Sign.** Our original Lake View Estates sign is approaching the end of its life. A new sign should be purchased to replace it. Tom reported that the Board is looking at options in materials for replacement of the sign and noted that the original wooden/painted sign lasted over 30 years. A new sign may cost \$300 - \$500.
- **David Pond Outlet Update.** Tom reported that the lake level interest group last met with Maine DEP on November 2nd. At that time, the MEDEP Commissioners (Paul Mercer) was retiring and acting Commissioner (Melanie Loyzim) attended the meeting, along with Mark Bergeron, Tom Jenkins, Joe Longtin and Joe Fitzpatrick. Mark Bergeron followed up with an Email "to provide a summary of our November 2nd meeting regarding the compliance/permitting status of the David Pond "dam". A follow up meeting with MEDEP is being scheduled to view and document the dam conditions before any actions are taken.
- **Treasurer's Report** – Richard Hicks gave his Treasurer's report and will post it to the website. Rich also updated the attendees on updates and modifications to the website.

- **Reports of Committees**

- Road Committee. Joe Longtin reported that the plowing by Jeff Mrazik went well this winter and that the new road maintenance contract is underway. Efforts have been hampered by numerous heavy rains, but the road is generally in good shape.
- Common Lot Committee. Mo Longtin has been taking care of the common lot trash and recycling, even washing out the barrels from time to time. The association recognized her efforts and commended her. There was some discussion on the canoe and kayak racks and if there was a need to build a larger rack. Sandy Rioux will follow up.
- Nominating Committee? – Sandy. President, VP and Secretary have one more year/2 year terms. Treasurer nominations?

- **Lot 24**

Tom reported that he had communicated with John McVeigh (Preti-Flaherty) for a legal opinion. (He had helped with past foreclosures.) The case is complicated and could cost \$5k or more to handle with not the outcome we expect. The account total, as of 6/4/19 is over \$60k, including annual maintenances fees, interest and penalties. Progressive Capital Corporation (James Fox) is last owner, defaulted on \$140k construction loan from Blackfoot Capital Corp, who has been paying the taxes on the property - so the Town won't foreclose. Tom believes that James Fox now in CA. Blackfoot has a judgment to foreclose, but has not foreclosed yet. Tom will follow up with a restatement of the account and issuance of a new lien.

- **Committees**

Four committees were formed and volunteers from the attendees were asked to participate. The committees and volunteers are noted below:

Road Committee

Members – Joe Longtin, Chet Day

Expectations:

- Monitor road conditions, periodically inspect roadways for conditions, drainage, access, brush encroachment, safety features
- Monitor performance of road maintenance contractor
- Communicate with road maintenance contractor
- Communicate periodically with committee members and President
- Assist with development of budget and/or amendments to road maintenance contract
- Assist with bidding and evaluation of bids for roadway maintenance contract
- Assist with negotiating costs for special (out of scope) projects
- Report to membership at annual meeting

Common Lot (Land) Committee

Members – Moe Longtin, Sandy Rioux, Carol Neil

Expectations:

- Monitor conditions of parking area, fence, outhouse, walkway to waterfront
- Coordinate activities to maintain and improve conditions of Common Lot
- Coordinate/arrange for pumping of outhouse holding tank
- Monitor trash and recycling operations
- Communicate periodically with committee members and President

- Assist with development of budget with respect to trash/recycling/outhouse and maintenance of Common Lot facilities
- Report to membership at annual meeting

Common Lot (Waterfront) Committee

Members – Sandy Rioux, Brian Barrette

Expectations:

- Monitor conditions of storage racks, picnic tables, fire pits, dock and float
- Coordinate installation of dock and float on or about Memorial Day weekend and removal of same in the Fall, prior to the onset of cold weather
- Coordinate activities to maintain and improve conditions of the waterfront area and facilities
- Communicate periodically with committee members and President
- Assist with development of budget with respect to maintaining and/or improving waterfront facilities
- Report to membership at annual meeting

Policies and By-Laws Committee

Members – Gail Rioux, Rich Hicks

Expectations:

- Review and understand LEHA policies and By-Laws
- Review Meeting minutes and history of By-Law development and amendments thereto
- Communicate periodically with committee members, legal consultant (as needed) and President
- Evaluate comments and questions from the membership with respect to policies and By-Laws and develop language for potential changes and/or amendments – to be submitted to President at least 2 months before annual meeting (typically held on the last Saturday of July)
- Evaluate matters of non-compliance with policies and By-Laws
- Report to membership at annual meeting

● **Lot 32**

Geoff Edgers is in the process of acquiring three of Mary Lynch's (estate) lots and desires to access a contiguous back lot, through LEHA lot 32. The terms of the conservation easement do allow for this as he will also become a LEHA member by owning lots 32 (and 33) in addition to the back waterfront lot (on which a house sits that he has been renting for several years). Communicated with Geoff, Steven and Becca Lynch, reviewed the history of lot sales and Libby's attempt to subdivide and build 4 lots with access thru lot 32. Terms of Kennebec Land Trust are pretty clear with limitations, rights, etc. Spoke with Theresa Kerchner at KLT who sent letter. KLT is OK and agrees that the existing road through 32 can be maintained, used – with their permission.

● **Donation to BDTPA**

Tom noted that in 2010, a motion carried to make a \$500 donation to the BDTPA on an annual basis, provided LEHA is financially able to do so. There is a potential need to spend funds on “dam” maintenance and shoreline stabilization. After discussion, a motion was made, seconded and it was so:

VOTED: To donate \$200.00 to the Basin David Tilton Pond Association.

● **Annual Dues**

Current annual dues are \$300/year. Tom noted that we have \$35k in checking and \$15k in ARs and that there are no major anticipated expenditures. Chet Day suggested that the Board look into investing some of the funds into CDs or other such instruments.

- **Public Access to Basin Pond and David Pond**

There was discussion regarding our deeds and purchase agreements that allow for the public to access Basin Pond and David Pond at limited locations and provide for parking, too. Bob Harradon brought full scale plans to the meeting showing the areas for which public parking is allowed.

- **Other Business**

Donation to 30 Mile River Watershed Association. Linda Stanton, LEHA's liaison with the 30 Mile River Watershed Association advised the membership that the organization was in need of supportive funding for the water quality testing program, the cost of which is approaching \$8,000 per year. Deb Cayer added to the discussion regarding water quality in Basin Pond and David Pond. She also discussed the Volunteer Lake Monitoring Program/Invasive Plant Program. Volunteers take a 3 hour training course to identify invasive plants and conduct a 1 day site inspection of their assigned lake sections. Rich will add links for further information and to volunteer on the LEHA website. After further discussion, a motion was made, seconded and it was so:

VOTED: To donate \$500.00 to the 30 Mile River Watershed Association.

Lot 36 Buffer Zone Encroachment. Gail Rioux opened discussion on the buffer zone disturbance at Lot 32, on which a new house is being constructed. Members were concerned and felt that clearing in the buffer zone was excessive and that it could set a precedent if no action is taken to remedy the situation. Tom had spoken to the builder and was informed that the owner intended to replant in the buffer zone. Tom will follow up directly with the owner.

Basin Pond Boat Inventory. There was discussion regarding the number of canoes, kayaks and other boats that are stored around Basin Pond (approximately 40). Some are chained to trees; others may have been abandoned. There was concern regarding damage to vegetation and the general look of the area. Tom reported that he had spoken about our concern with Town Manager Mark Robinson who suggested contacting the Inland Fish and Wildlife Department. Tom will follow up on this.

- **Adjournment**

There being no further business to come before the meeting, a motion was made, seconded and it was so:

VOTED: To adjourn the meeting at 12:20 pm

LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION

TREASURER'S REPORT FISCAL YEAR 2019

BALANCE SHEET 5/31/2019

ASSETS

Key Bank Checking.....	\$35,050.26
Accounts Receivable	\$15,115.19
Fixed Assets	
Common Lot Assessed Value	\$14,100.00
TOTAL ASSETS	<u>\$64,265.45</u>

LIABILITIES

Liabilities	\$0.00
TOTAL LIABILITIES & ASSETS	<u>\$64,265.45</u>

LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION

CASH FLOW CATEGORY SUMMARY (6/1/2018-5/31/2019)

▼ Money In \$19,800.07

deposits \$19,500.07

Donations In \$300.00

▼ Money Out -\$14,035.67

Common Property -\$11,446.25

 Plowing & Sanding -\$8,100.00

 Road Maintenance -\$3,346.25

Donations Out -\$200.00

Insurance -\$1,110.00

Legal -\$150.00

reimbursement -\$274.91

Taxes -\$254.51

 Property Tax -\$254.51

Trash & Recycling -\$600.00

Money In: \$19,800.07

Money Out: -\$14,035.67

Net Total: \$5,764.40