
LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION



<http://lehaweb.org>

John P. McVeigh, Registered Agent

PretiFlaherty

45 Memorial Circle

Augusta, ME 04330

LEHA Officers and Board of Directors

Thomas D. Jenkins, President

Sandy Rioux, Vice President

Deirdre Richardson, Treasurer

Taylor D. Jenkins, Secretary

board@lehaweb.org

BOARD OF DIRECTORS MEETING

Date: September 22, 2021

Time: 6:00 pm

Location: Remote [via ZOOM]

Attendees: Tom Jenkins, President; Sandy Rioux, Vice President; Deirdre Richardson, Treasurer, Taylor Jenkins, Secretary

MINUTES OF MEETING

1. This letterhead. There was concurrence that the letterhead is appropriate.
2. Impacts of New By Laws
 - a. Approval of meeting minutes. Board agreed to post a draft of the meeting minutes to all attendees of the annual meeting and give a short period of time for them to comment, at which point the final meeting minutes will be posted to the organization.
 - b. Violations/enforcement. There was minimal discussion regarding violations.
 - c. Increase in Membership Fee/invoicing. Deidre will be sending out this FY's invoices in the amount of \$350 per lot. Lot owners will be given the option of paying the full amount, or ½ the amount up front and the balance prior to the end of the FY.
3. Policy re: Construction/noise on Sundays/holidays/hours. Board agrees that we should turn this over to the bylaw committee. Board will see if there is a town bylaw limiting weekend and/or hours of construction.
4. Candidates for 3 Board/Officer positions. Sandy to send out an early notification e-mail to the organization asking for interest/names of potential candidates. President, Vice President and Secretary positions will be open.
5. Lot 36 Followup. As suggested at the Annual Meeting, Tom reported that he had spoken to MEDEP [Mark Stebbins]. Mark responded that they don't have the staff to send out to the site at this time but from their limited review of the matter, he didn't think there was an environmental violation since the buffer-zone is so far from the lake. Tom will summarize his discussion in a memo and issue to the membership and await feedback (complaints) at which point the board will consider taking action or not.
6. Lot 24 Followup. From Tom's discussions with lawyers; we can bring suit against them and force a judgment, but they (Blackfoot or Fox) may not show up. A foreclosure could be brought against them but that may not have any positive outcome either. Tom will follow up with Progressive's attorney, who was going to discuss the matter with Blackfoot.
7. Basin Pond abutters/ownership. Tom will notify the membership to clarify that only a portion of land abutting basin pond is publicly accessible; the west side is private property. There have not been any reported issues regarding walking around the entire pond.

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8. Public Use of Common Area. There was discussion about adding a sign to the common lot based on instances of local people using the common lot/waterfront. The sign text will be referred to the sign (sub)committee.
9. Boat rack/dolly. Sandy and Tom will meet at the common lot waterfront to review what we have and what is being considered. Potential sites will be described to the membership for opinions.
10. Software for Deirdre? Taylor advised that LEHA can get a group membership for MS365 which can then be used by all board members.
11. Other Matters
 - a. Sandy to send out notice about picking a date to take out the docks. Possibly the weekend of October 1-2?
 - b. Mailbox labels. Tom had provided name stickers to the Post Office. He will follow up to see if they have been placed.
 - c. Taylor will reach out to Jeff Mrazik to see when he will be putting down the road stabilization fabric he had suggested.
 - a. Deirdre will contact local realtors to have them remove any real estate signs that are no longer applicable.

The meeting was adjourned at 6:45 pm.

Thomas D. Jenkins, President

Lake View Estates Homeowners Association