

**Lakeview Estates Homeowners Association  
Minutes for the Annual Meeting  
July 25, 1998**

- A quorum of members of Lakeview Estates Homeowners Association (LEHA) met at the Weathervane Restaurant in Readfield, ME. Quorum was established with 23 lots represented either in person or by proxy.
- President Tom Kroll called the meeting to order at 1:05.

**Reading of Minutes**

**MOTION PASSED** [R. Hicks/C. Day]: Approve minutes of last year's minutes as distributed.

**Reports Of Officers**

- Treasurer Richard Hicks submitted a report (attached).
- Richard reported that liens would be placed on owed amounts over \$600 by August 15th.
- Of 14 lots with dues outstanding, five have been turned over to the Thomas Collection Agency. The remaining nine are paying LEHA directly.
- LEHA has \$15,426. in the checking account as of the end of the fiscal year (May 1998).
- Road expenses will go up as we are in the third year of a five-year contract that will increase \$500 to \$7500.
- Waste disposal is expected to be lower as we recently changed haulers.
- Richard said he believes we are in good shape for this year unless we have unanticipated expenses.

**Unfinished Business**

- Caretaker, Tom Kroll reported on road maintenance. Although Wes Bowen will continue snow removal for LEHA, Brian Holman will do road repair and grading since he has the appropriate equipment to do the job properly. Tom expects this new arrangement to improve the Association roads.
- Tom reported that improvements to the rubbish/recycling bins at the Common Lot have been made: wire inside rubbish bin to discourage animals, new hinges and handles on recycling bin top for easier access, and signs.  
Tom reported that as of July 1st we have a new hauler, Tri-Town Sanitation. They offer lower costs as well as improved service. [Secretary's note: Weekly pick up at the Common Lot (Recycling and Rubbish) except when the road to the Common Lot is not accessible (winter). During that time pickup will be at Sandy River Road early Monday mornings (by the Kroll mailbox). Members are reminded to use **CLEAR TRASH BAGS ONLY. RECYCLING IS MANDATORY** in Fayette. Please be sure to separate out your #2 plastics, glass bottles/jars, aluminum and tin cans and paper (newspaper, cardboard, magazines, and mixed paper (signs on Recycling Bin). (Rubbish/Recycling flyer attached)].
- Tom said that we weathered the January Ice Storm although there were many downed trees and branches which had to be cut down to keep the road open so power could be restored. Volunteers carried out this work at no expense to the association.
- Tom reported he'd had the septic at the Common Lot pumped out.
- Tom reported the dock needed repair to the left front corner and the swim float had to be put in. (President's note: Dock was repaired and opened after the meeting using volunteers. The float was also installed).

**MOTION PASSED** [E. Libby/C. Day]: That LEHA hire a professional contractor to install and remove the docks using previously agreed upon dates.

Ed Libby volunteered to help the Board carry out the work involved in maintaining the Common Lot.

- Tom reported information from Kathie Trainor on last year's motion to investigate the procedure for both dues increase and/or special assessments. 75% of the membership is required to increase or decrease dues. There is no need at this time to raise dues.
- Mr. Libby reported on his plans to develop a large parcel adjacent to lot 32 (handout for members at meeting). Four waterfront building lots as well as a large conservation area are planned. Access via Shore Road is requested as property owners on the other side of the proposed development have denied access through their road. Ed. stated that the four new lot owners would pay dues to LEHA for road maintenance and would have all the necessary building restrictions.

President Tom Kroll reiterated LEHA's position that the association covenants would not allow the use of our road or his lot to access the adjacent parcel. Our Covenants state that no lot is to be used for any commercial purposes but only for private residential purpose. Richard Hicks spoke by phone with LEHA attorney, Howard Lake, prior to the meeting. Mr. Lake stated that the above Covenant restrictions still hold.

**MOTION PASSED** [P. Magner/C. Hunt]: That LEHA attorney, Howard Lake be asked to give us his updated, written legal interpretation of this [Libby proposal] issue. If legal, what are the risks to the individual members of the Association.

**MOTION DEFEATED** [T. Kroll/M. Patterson]: That we accept the concept of development of Mr. Libby's abutting land which entails the use of LEHA's road and right of way through Mr. Libby's lot #32 in this association. (five abstaining)

### **New Business**

- Tom Kroll discussed Trailer/Camper policy. Realtors note that there are some trailers here when they are showing prospective buyers and saying that LEHA has restrictions on trailers and campers. The intention of LEHA's covenants is to bar permanent trailer/camper use. The Town of Fayette has more stringent regulations for trailer use. **A TRAILER/CAMPER PERMIT IS REQUIRED** from the Town.
- **MOTION PASSED** [T. Kroll/R. Hicks]: That trailers and campers shall abide by Fayette town rules. Board members will monitor permits issued by Fayette to insure time limits are followed within a reasonable time.

### **Other Business**

- Edna Winn asked if all LEHA sheds were now in compliance with shed policy. Tom said that two are not in compliance.
- Ed Libby reported that LEHA property owners may be eligible for an abatement to property taxes from the Town of Fayette. Fayette had been valuing property at twice the market value but since Mr. Libby sold two back lots at \$6900. (Foreclosure on Patton Corporation previously owned land), the valuing has been affected and property taxes may be lower. Abatement forms are available from the town office.

**MOTION PASSED** [R. Hicks/T. Kroll]: Adjourn. Meeting was adjourned at 3:50.

Respectfully submitted,

Deena Day, Secretary, LEHA

After meeting business: Nominate the following slate for LEHA Board of Directors, to be voted on at the 1999 Annual Meeting: Tom Kroll, President; Kathie Trainor, Vice President; Deena Day, Secretary; and Richard Hicks, Treasurer. Nominations from LEHA members are welcome now and up to and including the LEHA 1999 Annual Meeting.