

**Lakeview Estates Homeowners Association
Minutes for the Annual Meeting - July 28, 2001**

A quorum of members of Lakeview Estates Homeowners Association (LEHA) met at Starling Hall (Fayette Grange) in Fayette, ME. Quorum was established with 27 lots represented either in person or by proxy.

Present: **1,4,9,11,16,18,19,26,32,34,42,54.**

Proxies:

For Winn: 1

For Hicks: 3,7,10,12.

For Day: **14,29,30,35,52,53,55,58.**

For Rovzar: 2.

For Magner: 44.

President Richard Hicks called the meeting to order at 3:15 P.M.

Reading of Minutes

MOTION PASSED [H.HunUJ.Tukey]: Approve minutes of the 7/29/00 Annual Meeting minutes as distributed.

Reports Of Officers

President's Report:

Richard Hicks welcomed all to the 10th Anniversary Annual Meeting. He thanked outgoing Board Members, Deena Day (sec'y.) and Marsha Kroll (registered agent) and was pleased to report that Mavis Patterson agreed to serve as registered agent and Pam Hetherly agreed to fill the secretary slot on the slate of officers to be voted upon at the meeting. He announced that with the new building at LEHA, one sixth of our lots currently have homes.

[LEHA online discussion site, www.deluhi.com/LEHA, has message boards, chat capabilities and links to the regular web site with information such as LEHA properties for sale, etc.]

LEHA website: <http://www.geocities.com:80/Heartland/Shores/1753/leha/home.html>

Treasurer's Report:

Treasurer, Edna Winn reported that during the fiscal year ending May 31,2001, LEHA collected \$13,537.42 in dues (maintenance fees). Fifty lot owners have paid in full, another partially, and of the nine lot owners who have not paid dues, five are seriously delinquent. Total outflows were \$13,204.34 leaving a cash flow balance of \$333.08 (report enclosed).

MOTION PASSED (unanimously)[P.Hetherly/W.Winn] Accept treasurer's report as reported.

Committee Reports

Common Lot Report:

Richard Hicks reported that new fencing at the Common Lot had been installed and the trash containers are about to be repaired. It was noted that the driveway leading down to the Common Lot needs work. Richard announced Ed Libby resigned from the Common Lot Committee. New members are: Hugh Hunt, Paul Magner and Mark Rovzar.

Recycling and Waste Removal:

Distributed information sheets on LEHA rubbish/recycling pickup. Copies of the Fayette

Recycling Flyer and the Composting Brochure were also distributed (all three sheets will be sent to absent members). Pickup is at the Common Lot (#6) is from May through November (weather permitting). During the remainder of the year (when the common lot is inaccessible), rubbish/recycling is left by the mailboxes at the entrance to LEHA (Shore Rd. and Sandy River Rd.) before 8:00 am on Mondays (not holidays). Use bins to keep rubbish from littering the street (retrieve empty bins at end of day). Use clear plastic bags (hauler is required to reject non-clear bags). Separate out #2 plastic, glass and jars, cans (aluminum & tin), and paper and place in proper containers in the recycling bins. (Paper is separated into three categories: (1) corrugated cardboard and brown paper bags, (2) newspapers, magazines, catalogs, & phone books and (3) mixed paper. We can avoid extra expenses for rubbish recycling to LEHA if we all do our part. Any questions, call Deena on 293-3406.

Unfinished Business

Fire Safety:

Richard Hicks met with Fayette Fire Chief, Ronald McLallen. Mr. McLallen reported that it is not possible to install a hydrant on the Common Lot because the pitch is too steep. Discussion followed on whether rights of way on other lots, where hydrants could be installed, should be pursued. Pam Hetherley and Linda Tukey indicated the fire procedure at LEHA is normal for residences in this area and that it was not necessary to go further. After general discussion, Richard was directed to follow up on getting information on purchasing right of way on lot 7 (next to Common Lot) and to report at next year's meeting. Fire Chief McLallen gave Richard copies of the Woodburning guide and the Fayette Fire Department Fire/Rescue Services letter (enclosed).

Fayette is now on 911, and will furthermore have automatic address location capability in approximately 30 days from the time of the Annual Meeting (Labor Day).

New Business

Richard received only one proposal application for the plowing/sanding contract for LEHA. This was from the existing contractor, Wes Bowen, who will continue on under the same terms. Mr. Tukey commented that last winter, Basin Pond Road was sometimes unplowed until Wes was called. Wes can be reached on (207)897-2221 (cell phone: (207)322-8404).

MOTION PASSED (unanimously[D.Day/H.Hunt] Accept proposed application for LEHA plowingsanding contract by Wes Bowen.

Other New Business:

Proxy notes: Shirley Leonard, Lot 29, indicated they are trying to sell their lot priced at \$6800. She felt positive steps should be taken to make this development "a more attractive place to build a summer residence (or a permanent one). What can be done by the association to improve this area for resale?" The general discussion pointed out that currently there is new development, improvements to the common lot, and realtors are moving lots and are interested in the area. In general, things are going well and nothing further needs to be done at this time.

Election of Officers:

President: Richard Hicks
Vice President: Dianne Gleeson
Treasurer: Edna Winn
Secretary: Pam. Hetherly

MOTION PASSED (unanimously[R.Hicks/E.Winn]: Approve nominated slate of officers.

Dues: Hugh Hunt asked whether we need to raise dues \$25. to \$225. per year. General discussion favored keeping dues as is. Questions on taxes on overdue lots came up.

MOTION PASSED (unanimously)[H.Hunt/P.Magner]: Contact real estate lawyer Linda Gifford (see last year's minutes) regarding severely delinquent lots (over 5 years) to learn what it would take for the Board to pursue closure if that action seemed reasonable.

Contribution to Fayette Fire Dept.:

MOTION PASSED (unanimously)[E.Winn/H.Hunt]: Direct LEHA treasurer to send a \$100 contribution to the Fayette Fire Department from LEHA. Hugh Hunt suggested enclosing the Fayette Fire Dept. letter requesting contributions in the minutes in case any individual lot owners wish to contribute.

Lot 32 Driveway:

Paul Magner questioned whether the driveway on lot 32 should be allowed to connect to the access road to the adjoining parcel, or should it be replanted to prevent such access. Mary Lynch, in attendance at meeting and owner of the properties, indicated she would be willing to put up a gate or boulders across the cleared area on lot 32 at the buffer line 100 feet from the northward property line to discourage unauthorized usage. Mary also discussed her plans to build a small house on her parcel. She would like to run the electricity from Shore Rd lot #33. The Griffins, owners of lot 33, have given approval but suggested she bring it up at the annual meeting. General agreement at the meeting was that there would be no problem with this plan.

MOTION PASSED (unanimously)[D.Day/C.Hunt]: Adjourn. Meeting was adjourned at 4:50 PM. Respectfully submitted, Deena Day, Outgoing Secretary, LEHA