

## **Lakeview Estates Homeowners Association**

### **Minutes for the Annual Meeting - July 26, 2003**

A quorum of members of Lakeview Estates Homeowners Association (LEHA) met at Starling Hall (Fayette Grange) in Fayette, ME. Quorum was established with a minimum of 24 lots represented either in person or by proxy.

Present: 1, 2, 3, 4, 7, 11, 13, 16, 26, 30, 33, 35, 42

Proxies: For Hicks: 10, 14, 15, 18, 22, 28, 54

For Hetherly: 21, 31, 50

For Magner: 34, 44, 55

President Richard Hicks called the meeting to order at 4:30 P.M.

Hugh Hunt, who recently passed away, was remembered and recognized for his contributions to LEHA.

#### **Reading of Minutes**

**MOTION PASSED (unanimously)[T Kroll/C Magner]: Minutes approved, with reading waived.**

#### **Reports Of Officers**

##### **President's Report:**

Richard Hicks welcomed all to this 13<sup>th</sup> Annual Meeting. Barbara Kinney, the Director of the David Pond Association, has purchased 2 lots at the Basin Pond turnaround. She is working with the Town of Fayette to assure that illegal entry and damage to the Pond will be prevented, by adding barriers that allow only snowmobiles, Inland Fisheries personnel, and fire trucks to get through. If anyone sees unauthorized activities there, such as fires or campers, please call the Sheriff's Department.

There were several reports of brush fires this year. All residents should obtain a permit for these fires.

### **Treasurer's Report:**

The Treasurer's Report was distributed. Treasurer, Edna Winn was not present, but her report states that during the fiscal year ending May 31, 2003, LEHA collected \$11,131.07 in dues (maintenance fees). Seven owners are delinquent. Total outflows were \$11,995.20, which exceeds income by \$864.13. We expect another \$600 or so for trash and recycling to be due for FY 2002 and 2003. Checking account balance is \$17,374.40 (report enclosed).

**MOTION PASSED** (unanimously)[S Veilleux/T Kroll] Accept treasurer's report as reported.

Clarification obtained later from E Winn, explains that the dock in and out charge appears high because it includes three placements instead of the usual two placements per year. The dock-in fee for 2002 was paid in this fiscal year instead of last year. Also, the contribution from Morris is correctly tallied as income rather than an expense.

## **Committee Reports**

### **Road Committee Report:**

Caretaker Chet Day reported that we will likely not spend from \$1100 to \$1500 of the budgeted \$2500 for road maintenance this year. The road was just graded, and will be graded again in the fall. We will continue to weed-wack the high grass on the curves and use the dozer as needed to ditch.

**MOTION PASSED (unanimously) [?/?] To pre-approve expenditures not to exceed \$2500 for road maintenance at discretion of Caretaker and a Board member.**

Mark Rovzar asked whether we have tried to have the Town take over maintenance of the road. This has been explored in the past, and the Town and every lot owner must agree for this to take place. Currently, the Town has deeded access to use the road, and there is a restriction written into every deed that would have to be removed. R Hicks will discuss this further in the cover letter.

Speed on the road is an issue. Much discussion took place about posting speed limits, children at play, spring posting, go slow, dead end, private road. Most would like to see, at the least, signs at the beginning of the road.

**MOTION PASSED (unanimously)**[J Fournier/C Magner] To authorize the Board to implement a signage scheme based upon input obtained at this meeting.

**MOTION PASSED (22 for/4 against (4, 21, 31, 50)**[C Day/D Day] To post the road for 25

mph if a speed limit sign is used.

### **Common Lot Committee Report:**

Mark Rovzar reported he has been frustrated by the lack of funds set aside for improvements to the common lot. He has obtained quotes in the past, but has never been authorized to spend any significant money. The biggest need is for expansion of the trash bins and repair of the hole in the parking area.

**MOTION PASSED (unanimously)[C Day/M Kroll] To transfer any unspent road maintenance funds from FY 2003 to be spent on specific upgrades to the Common Lot, as determined by the Committee. The amount transferred will be subject to approval by the Treasurer.**

The committee now consists of M Rovzar and P Magner. L Turner-Pavlovic volunteered to become the third member.

## **Unfinished Business**

### **Delinquent accounts:**

Cavaco (lot 23) did not pay real estate taxes this year, so Fayette will be acting on this. If we plan to pursue delinquent dues, now is the time, if we intend to collect anything. If Fayette acts first, the Town's lien would be paid first, and we would likely recover nothing. If we pursue, whatever is recovered will go first to legal fees, then to association dues. Howard Lake (our lawyer) has estimated \$2000 in legal fees, where we obtain a court judgment that forces him to sell the lot at auction. We also discussed selling our lien to another party, who could then foreclose at their convenience.

Swinnerton (lot 20) is up to date on real estate taxes, but has paid no dues since 1993. In this case, we discussed offering a nominal sum of money (such as \$1000) in return for forgiving the unpaid dues and relinquishing the property to LEHA.

MOTION PASSED (unanimous) [T Kroll/P Wagner] To change bylaws to authorize LEHA to place a lien on a property that is delinquent in paying the value of two years of dues.

MOTION PASSED (unanimous) [T Kroll/J Fournier] To have H Lake send a certified letter to Cavaco offering to pay the Fayette lien if property is signed over to LEHA, and to Swinnerton offering a nominal sum of money if property is signed over to LEHA.

MOTION MADE [P Wagner/T Kroll] To not consider raising dues until this collection issue is resolved (motion later withdrawn).

MOTION PASSED (unanimous) [T Kroll/P Wagner] To authorize Board to proceed with up to \$2000

in legal fees to pursue Cavaco if the letter receives no response.

#### Annual Dues:

As noted in the Treasurer's Report, we had a negative cash flow this year. A brief discussion showed some disagreement in whether dues should be raised at this time.

**MOTION PASSED (unanimous) [T Kroll/P Magner]** To delay any attempt to raise dues this year until a budget is in place that predicts the necessary increase, and until the outcome of our collection efforts is clear.

#### Election of Board Members:

Current nominees are: President: Mark Laurie

- Vice President: Elizabeth Hicks
- Treasurer: Edna Winn
- Secretary: Pam Hetherly

- Vote was unanimous to elect the above officers.

#### Next Meeting:

**MOTION PASSED (unanimous) [M Laurie/T Kroll]** To set the next meeting for 7/31/2004 at 2:00 at Starling Hall.

#### Other Business:

##### Fire Protection

Installing a fire hydrant was not feasible, so we will continue to rely on Echo Lake's hydrant.

**MOTION PASSED (unanimously)[P Magner/T Kroll]: Direct LEHA treasurer to send a \$100 contribution to the Fayette Fire Department from LEHA.**

##### Trailers

Unauthorized trailers are still present on at least 3 lots. The Pavlovics note that the one on Lot 35 will be removed this year. R Hicks will investigate which lots have trailers now.

**MOTION PASSED (unanimous) [Anastase/T Kroll]** To authorize the Board to aggressively pursue the removal of these trailers by sending letters to the lot owners and the Town.

##### Mailboxes

E Cowan suggested we do something at the mailboxes to encourage a better appearance and deter

vandals. He will look into options for the next meeting.

### **Lot Numbers**

All lots now have 911 addresses, though only developed lots have been notified. R Hicks will find out all the new numbers.

**MOTION PASSED (unanimously)[R Hicks/T Kroll]: To request that all owners take down the old Patten numbers and post the new 911 numbers, once known.**

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- D Day and all present thank Richard Hicks for his service to LEHA.
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- **MOTION PASSED (unanimously)[T Kroll/P Magner]: To adjourn. Meeting was adjourned at 6:40 PM.**

Submitted by:

Pam Hetherly, Secretary, LEHA

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Pam Hetherly, Secretary, LEHA

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