

Lakeview Estates Homeowners Association
Minutes of Annual Meeting
July 28, 2007

Meeting called to order at 1:05 by president Randy Stone.

Secretary Elizabeth Hicks announced a quorum with the following lots attending in person or by proxy: Lot 1 (proxy Longtin), 2 (proxy Longtin), 3 Kroll, 4 (proxy Kroll), 9 Hunt-Bemis, 11 Hicks, 13 (proxy Longtin), 15 (proxy Longtin), 16 Day, 18 and 19 Kinney, 21 (proxy Hicks), 23 (proxy Hicks), 25 Louis, 26 Veilleux, 29 and 30 Louis, 31 (proxy Longtin), 32 (proxy Kinney), 33 (proxy Longtin), 34 Winn, 35 Stone, 38 (proxy Stone), 41 (proxy Hicks), 42 Daulerio, 44 and 45 (Proxy Stone), 46 Longtin, 47 Randall, 48 Harradon, 49 (proxy Longtin), 51 (proxy Harradon), 54 and 55 Kinney, 56 (proxy Harradon), 57 (proxy Stone), 59 Wilson

The Board of Directors in its capacity as nominating committee presented the following candidates for election (no one else was nominated):

For President, Randy Stone, unanimously elected

For Vice President, Robert Harradon, unanimously elected

For Secretary, Richard Hicks, unanimously elected

For Treasurer, Joe Longtin, unanimously elected

Motion (Kroll/ Longtin) to approve previous meeting's minutes as distributed and posted to the web site. (Passed.)

President's Report

The trash area seems to be working well.

Randy thanked Deena for updating our recycling information, Bob Harradon for researching the plot plan for Basin Pond, Joe Longtin for help with the ditching of the roads with his back hoe, Richard Hicks for his advice and for maintaining our web site, Edna Winn for her guidance in his transition to the presidency. Liz Hicks added that Edna Winn as treasurer and president has done more than any single person in the history of LEHA to ensure the solvency and stability of the association. (Thunderous applause.)

Common Lot Committee

Randy Stone also reported for the Common lot committee:

Thanks to everyone for keeping the common area clean. Thanks to Deena Day and Jackie Fornier for staining the fence. The new canoe rack should help keep our boats organized. Mark Rovzar, Randy Stone and Joe Longtin rebuilt the float with donated and recycled parts.

Road Report

Members should notice that the regrading and ditching of the road is underway. Clyde Walton recommended Nellie Gamache.

Treasurer's Report (See attached)

Old Business:

Mailboxes will be installed this week on Sandy River Road. The Kent's Hill Postmaster chose the site. Joe Longtin and Randy Stone poured the footings. Members desiring a mailbox should notify Randy Stone. They will be distributed in the following priority order: Year-round residents, seasonal residents, others.

The sign at the intersection of Basin and Shore roads caused some problems regarding septic site locations. Bob Harradon and Barbara Kinney volunteered redo the map without septic sites.

New Business:

Motion: (Kinney/Longtin) that association roads be posted with a 15 MPH speed limit. (Passed.)

Motion: (Kroll /Hunt-Bemis) That the board of directors procures directors and officers liability insurance not to exceed \$600. (Passed.)

Tree trimming: Tom Kroll addressed the problem of blind spots due to overgrowth of trees near the road.

Motion: (Kroll/Day) that the minutes include a request for lot owners to trim their trees near the road. (Passed.)

MEMBERS ARE REQUESTED TO CLEAR TREES, BRUSH AND SAPLINGS THAT INTERFERE WITH DITCHING AND WITH VISIBILITY ON THE ROAD. THE ASSOCIATION HAS THE RIGHT TO REMOVE TREES WITHIN 14 FEET OF THE EDGE OF THE ROAD. IT WOULD SAVE THE ASSOCIATION MUCH MONEY IF MEMBERS WOULD TAKE RESPONSIBILITY FOR CLEARING THEIR OWN LOTS.

Bob Harradon offered to contact CMP to see if any trimming near power lines might help. Chet Day calculated that LEHA has the authority to trim up to 14 feet from the sides of the roads. Road Committee will follow up.

Motion: (Longtin/Stone) That owners more than six months delinquent in dues shall be fined \$300.
(Defeated.)

Randy Stone announced a new ATV policy as follows:

On July 18, 2007, the LEHA Board of Directors approved the following policy, in accordance with Article VII, Section 2 of the Lake View Estates Homeowners Association by-laws:

Recreational Vehicles on Association Property

The use of recreational vehicles, including but not limited to All-Terrain Vehicles (ATVs), snowmobiles, go-carts, and dirt bikes is prohibited on Basin Road and Shore Road except as provided by deeded easement.

This policy shall be enforced in conformance with the laws of the State of Maine.

Our road, which is private but with public access now conforms with other public roads in The State of Maine. This policy was recommended by our insurance agent and by the Game Warden with jurisdiction over our common land. Bob Harradon distributed detailed pamphlets describing Maine State Law. Members who missed the meeting can obtain a copy from the link on the LEHA web site (www.lehawebsite.org)

Please confirm or update your contact information with the secretary!

Motion: (Herradon/Kroll) To Adjourn. (Passed.)

**Lakeview Estates Homeowners Association
Treasurer's Report
Fiscal Year 2007**

During Fiscal Year 2007, Lakeview Estates Homeowners Association (LEHA) collected \$18,193.83 in dues (annual Maintenance fees) including interest owed.

This can be broken down as follows:

\$16,500.00	Dues collected for FY 2007
<u>\$ 1,693.83</u>	Dues collected for prior years
\$18,193.83	Total dues paid in FY 2007

Accounts Receivable as of May 31, 2007 totaled \$1050.00

Checking account balance as of May 31, 2006 was \$18824.05

Attached are the following reports for FY 2007:

- **Balance Sheet with Accounts Receivable details as of May 31, 2007**
- **Cash Flow Comparison for FY 2006 – 2007**

Members are asked to review the current Membership List being circulated and make any necessary changes. Also, please provide both your Home address and your LEHA address.

**Respectfully Submitted,
Joseph L. Longtin, Treasurer
Lakeview Estates Homeowners Association
July 28, 2007**

Lakeview Estates Homeowners Association

Balance Sheet - FY 2007

As of 5/31/2007

Account	5/31/2007 Balance
Bank Accounts	
Checking	18,824.05
TOTAL Bank Accounts	18,824.05
Asset Accounts	
Outhouse	1,091.96
Common Lot	3,900.00
Accts Receivable	1,050.00
TOTAL Asset Accounts	6,041.96
Liability Accounts	
Liability	0
TOTAL Liability Accounts	0
OVERALL TOTAL	24,866.01

Accounts Receivable Details

Lot 43 John & Bonnie Luskin	\$150 (Paid on 6-7-07)
Lot 24 James Fox	\$300
Lot 41 Alan Moyer	\$300
Lot 60 John Robinson	\$300

Joseph Longtin, Treasurer LEHA
28-Jul-07

**Lakeview Estates Homeowners Association
Cash Flow Comparison - 2007**

6/1/2005 Through 5/31/2007

Category Description	6/1/2005- 5/31/2006	6/1/2006- 5/31/2007	Amount Difference
INFLOWS			
Uncategorized	0	0	0
Legal Income	7,400.00	95	-7,305.00
Maintenance Fees	11,806.56	18,193.83	6,387.27
Other Inc	0	11	11
TOTAL INFLOWS	19,206.56	18,299.83	-906.73
OUTFLOWS			
Common Lot			
Dock & Fence Repairs	102.37	0	102.37
Dock In & Out	780	625	155
General Maintenance	0	1,080.71	-1,080.71
Repairs	633.33	1,266.67	-633.34
TOTAL Common Lot	1,515.70	2,972.38	-1,456.68
Gifts Given	0	143.96	-143.96
Insurance	750	750	0
Legal Expense	669.54	203.16	466.38
Meeting Expense	25	0	25
Photocopy	15.21	0	15.21
Postage	3.92	0	3.92
Public Rel	59.88	0	59.88
Reimbursement Of Expense	681.44	481.95	199.49
Road			
Brush & Dead Trees	600	100	500
Grade & Gravel	600.25	3,174.99	-2,574.74
Plowing & Sanding	8,000.00	8,000.00	0

Repairs	3,160.00	680	2,480.00
TOTAL Road	12,360.25	11,954.99	405.26
Supplies	23.89	0	23.89
Taxes	76.62	83.85	-7.23
Telephone	6.24	0	6.24
Trash & Recycling Pickup	410	410	0
Treasurer's Exp	0	25.73	-25.73
TOTAL OUTFLOWS	16,597.69	17,026.02	-428.33
 OVERALL TOTAL	 2,608.87	 1,273.81	 -1,335.06

Joseph Longtin, Treasurer LEHA
28-Jul-07