

**Lakeview Estates Homeowners Association**  
**Minutes of Annual Meeting**  
**July 26, 2008**

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

Secretary Richard Hicks announced a quorum with the following lots attending in person (or by proxy): Lot 1, 2, 3, 4 (proxy Kroll), 7, 8 (proxy Hunt Bemis), 9, 10 (proxy Hunt Bemis), 11, 12 (proxy Hicks), 13, 14 (proxy Lourie), 16, 18, 19, 20, 21 (proxy Hicks), 22 (proxy Hicks), 23 (proxy Harradon), 25 (proxy Stone), 27 (proxy Hunt Bemis), 29 (proxy Stone), 30 (proxy Stone), 32 (proxy Kinney), 33, 34, 35, 36 (proxy Hicks), 37 (proxy Hicks), 38 (proxy Hunt Bemis), 40 (proxy Hicks), 42, 43 (proxy Longtin), 44 (proxy Longtin), 45 (proxy Hunt Bemis), 46, 48, 49 (proxy Longtin), 50 (proxy Hunt Bemis), 53 (proxy Hicks), 54, 55, 56 (proxy Harradon), 57, 58 (proxy Hunt Bemis), 59, 60 (proxy Hicks)

**A. Reading of minutes of immediate prior meeting for information and approval.**

**Motion: (Kroll/Lourie)** To approve and waive reading of the previous year's minutes. **(PASSED)**

**B. Reports of Officers**

President

Randy Stone welcomed new members. He thanked Joe Longtin for his work on the road, as well as others who have contributed their efforts for the association.

Treasurer

Joe Longtin passed out the financial report. It is available online at <http://lehaweb.org/Treasurer> . Hard copies can be mailed upon request to the secretary (860-430-1877).

Secretary

Richard Hicks read the following statement:

*Lake View Estates Homeowners Association will miss Edna Winn, who died on September 24, 2007. During Edna's tenure as our association treasurer and later as president, LEHA significantly strengthened its financial situation. Edna led the fight to collect unpaid dues using the full force of the law. We are grateful for her friendship and her contributions to our association.*

Changes to the LEHA web site were announced. The News page (<http://lehaweb.org/News.html>) contains live weather info and a current list of local events, as well as a space for members to submit any news that they may want to share. Another new page is devoted to the Basin, David and Tilton Ponds Association. Richard urged all LEHA members to join this organization. The 2008 newsletter is posted on our site (<http://lehaweb.org/BDTPA>). Of particular interest is the No Wake map of David Pond ([http://lehaweb.org/BDTPA\\_files/bdtpa\\_05\\_no\\_wake.pdf](http://lehaweb.org/BDTPA_files/bdtpa_05_no_wake.pdf)) which shows the areas within 200 feet of the shoreline in which motor boats should proceed at headway speed (minimum speed required for steerage).

Vice President

Bob Harradon reported that he will continue to pursue the power company to clear branches that are interfering with power lines.

The Fayette fire chief Marty Maxwell advises that camp fires are permitted with sensible guidelines: Circle of 25' clear of combustibles, Don't build fires underneath limbs of trees, Do not leave unattended, Have a method of extinguishing (hose, bucket, etc.). Chief Maxwell stressed

the fact that the owner of the property is responsible for any fire damages EVEN if the owner has a fire permit.

Bob remarked trees along the conservation easement boundary, as many of the original red marks have faded or disappeared.

Trapping in the conservation easement is not permitted.

Increased use of the roads has necessitated posting of speed limit signs. Local law enforcement has informed us that enforcement is possible on a private road with public access, if LEHA complies with state law in regard to the road.

**Motion: (Hicks/Anastase)** As a policy in regard to the use of its roads, LEHA shall comply with Maine State law. **(AMENDED BELOW)**

Discussion included differing opinions on what Maine state law is and how it applies to our particular circumstance of being a private road with public access.

The motion was amended (Lourie/Kroll) as follows:

**Motion: (Hicks/Anastase)** As a policy in regard to the use of its roads, LEHA shall comply with Maine State law, as it applies to private roads with public access. **(PASSED)**

### C. Reports of Committees

Road: Joe Longtin reported that the road weathered last winter quite well. New rock has been added to the road's surface. In regard to plowing, some members remarked that more sand is needed in the winter. Joe stated that he should be called anytime sand is needed and he will call for it to be applied.

Common Lot: Randy reported that the float, dock and railings were maintained. Randy will replace some pressure treated wood in the steps. A suggestion was made to replace picnic tables. It was agreed that the picnic area is not used much, so Randy will have the old tables hauled away and one new metal table will be purchased and placed on the site close to the water on the right side of the trail.

### D. There was no unfinished business on the agenda.

### E. New Business

Nominations and election of officers:

Randy's term for president is over, and he did not want to be considered for another term, so nominations were taken from the floor. Bob Harradon was nominated by Richard Hicks and Dwayne Ellis was nominated by Carol Hunt Bemis. Bob Harradon was elected by majority vote.

The vice president's position was opened up by Bob's election so nominations were taken from the floor. Barbara Kinney was nominated by Tom Kroll. Dwayne Ellis was nominated by Mark Lourie. Barbara Kinney was elected by majority vote.

Joe Longtin is starting his fourth year as Treasurer

Richard Hicks is starting his second year as Secretary.

**Motion: (Hunt Bemis/Stone)** Any actions the board takes for the safety of the membership be subsequently presented to the full membership and voted on. **(WITHDRAWN)**

**Motion: (Ellis/Lourie)** Any policy changes made by the board must be reviewed and voted on by the members at the subsequent annual meeting. **(PASSED)**

**Motion: (Ellis/Hunt Bemis)** To remove the Recreational Vehicles on Association Property policy. **(DEFEATED)**

A Road Use Committee was established to study the use or non-use of recreational vehicles on our private roads with public access. Committee members include Bob Harradon, Dwayne Ellis, and Dave Pollock.

**Motion: (Ellis/Kroll)** Pending the outcome of the Road Use Committee's study, amend the Recreational Vehicles on Association Property policy to allow homeowners' use for non-recreational use only. **(PASSED)**

Carol Hunt Bemis offered to host a LEHA social event. Members are invited to a cocktail party at her home at 315 Shore Road on August 23rd at 5:00pm. Please bring your own drinks.

A question was asked by lot owner Scott Veilleux regarding the association's opinion on windmills being erected by lot owners at Lake View Estates. Mr. Veilleux was instructed to submit a written plan for review by the association.

The next annual meeting is set for July 25, 2009 at 10:00am. Please note the new time. The location of the 2009 meeting is yet to be determined.

Please update your contact information with the secretary ([http://lehaweb.org/Update\\_files/update\\_form.html](http://lehaweb.org/Update_files/update_form.html)) or 860-430-1877.

Richard Hicks will inquire about getting an E911 address number assigned to the common lot for the benefit of any emergency response personnel.

Bob Harradon and Joe Longtin are organizing a work crew to cut back on the road to improve visibility. Contact Joe (207-293-9313) if you want to help.

**F. Reading and approval of minutes of meeting just had, if requested**

(not requested)

**Motion: (Veilleux/Kroll)** To Adjourn. **(PASSED)**

Respectfully Submitted,

Richard Hicks, LEHA Secretary