

Lake View Estates Homeowners Association
Minutes for Annual Meeting
7/30/2011

The meeting was called to order at 10:00 by President Carmen Anastase. A quorum was presented. A motion was made and seconded to dispense with the reading of the minutes, there were no additions or corrections and the motion carried.

Walter Morris Utility Pole

Walter Morris presented his interest in placing a utility pole on the common lot so that he could get power to his camp. The power can not be run down his driveway due to it crossing state owned land. Walter wanted our permission to put a pole in, and was interested in seeing how he could have the pole benefit us in any way possible. He also stated that the pole would only be put in if it did not require cutting of trees or become an eyesore.

Lot 24

The town was in the process of taking possession of the land and selling it, but the owner paid the back due taxes on the lot. There is still a lien on the property due to the \$2,288 in back due LEHA annual fees.

Winter Plowing

Garry Potter is our new plowing contractor and the plowing contract was updated with three new clauses that will properly address arbitration, requirements for insurance, and what equipment is required, as well as outline clearly when payments are due. Joe addressed the issue of road materials being removed because Gary does not use shoes on the plow to raise the edge of the plow up off of the road surface. Joe has asked Gary to use shoes on his plow to prevent the removal of the road materials.

Neighbor Annoyances

The issue of target practice was readdressed. It was pointed out that in the deeded guidelines neighbors aren't allowed to be an annoyance. It was mentioned that it could be voted on to ban activities in LEHA that are an annoyance. The annoyed parties conceded that the activity of target shooting had been reduced and did not have to be banned at this time. *Tom Kroll motioned Monique Longtin seconded.*

Reports of Officers

The Treasurer's report was read and a motion was made and seconded to accept it and the motion carried. (A copy of the report is available at <http://lehaweb.org/meetings.html>, or upon request.)

Joe Longtin, reported on the road conditions and repairs made during last year in which additional material was added where needed. The issue of the speed of delivery vehicles (such as UPS and Fedex) and the trash truck was brought up. Ideas about slowing the vehicles were discussed, including looking into purchasing a rubber speed bump. *Kathy Jameson motioned, Randy Stone seconded.*

Monique Longtin gave an update on the trash situation. She informed us about the single sort recycling, talked about getting additional trash cans, and discussed the importance of bagging the trash.

A proposed bylaw change that would require less people for a quorum was discussed. It has been difficult to get a quorum, and it is proposed that the bylaws should be changed to require less people for a quorum. Two thirds of the owners are necessary to vote to change the bylaw. It was mentioned that this could possibly be achieved by sending out preaddressed proxy forms.

Proposed change of Article IV Section 3: "At all meetings of the Association, either regular or special, one third of all members in person or represented by proxy, and in good standing shall constitute a quorum.

Carol Bemis motioned to approve the proposal of the bylaw change, Monique Longtin seconded.

Barbara Kinney discussed placing an IED on the common lot. Issues were discussed as to how to house the unit and keep it charged. A committee was formed to determine the feasibility of the project. Barbara is to head the committee, and Chris Ellis is to help.

Barbara Kinney brought up the annual donation to the Pond Association. We made a small donation last year. Barbara Kinney motions for \$200, Tom Kroll seconded.

Walter Morris's pole is again discussed. It is voted that the board shall be allowed to decide whether to allow Walter's pole. *Motioned by Deena Day, seconded by Randy Stone.*

Being no further business of the association a motion was made and seconded to adjourn the meeting.

Respectfully submitted

Chris Ellis Secretary