

2013 LEHA ANNUAL MEETING MINUTES

July 27, 2013

The meeting was called to order at 10:02 a.m. by Joe Longtin, Vice President, given that Carmen Anastase, President, was ill.

28 lots were represented in person or by proxy, which was more than the necessary 1/3 quorum.

Reading of the 2012 minutes was waived.

Reports by Officers

President: Joe Longtin reported for Carmen Anastase that there were no major issues and that things have been relatively quiet.

Treasurer: Richard Hicks passed out information that included assets, liabilities and equities along with specific money in and out numbers. More detailed information is available from Richard.

LEHA has no liabilities. \$32,268.66 total cash and bank accounts; \$5,676.01 accounts receivable; \$14,727.96 fixed assets for a total of \$52,672.63 in total assets/equity. Richard pointed out that our major expense is the road (mostly plowing) and the \$11,854.02 spent was about average. Our accounts receivable has gone down in recent years.

Archie's is our new trash company as they bought out Tri Town.

Richard pointed out that LEHA made a \$200 donation to the Basin David Tilton Pond Association last year.

A motion was made by Marsha Kroll to accept the treasurer's report and the motion was seconded by Kathie Jameson. The motion carried.

COMMITTEE REPORTS

Road: Joe Longtin reported on the condition of the road. The road has improved and he is working to maintain it. There was a deep frost this year and Joe is working on certain problem areas. The road seems to be shedding water nicely.

Kevin Hilton will be on his second year of a two year plowing contract.

Common Lot: Moe Longtin reported that there is an issue with some trash and/ or recycling not being in bags. Everything needs to be bagged. Also, bulky trash that our trash pick up will not take is being left. Bulky trash and construction materials need to be taken to the dump in Jay.

There was some discussion as to whether people from the outside are the culprits in

terms of trash issues. The information regarding trash and recycling are on the LEHA website and by the actual cans.

Tom Jenkins and Richard Hicks gave some examples of how much the Jay dump charges for bulky/construction items.

Tom Jenkins commented on plant growth near the outhouse and the condition of the stain on the outhouse. Tom agreed to perhaps trim some of the growth and look at the condition of the outhouse.

UNFINISHED BUSINESS from 2012

Quorum: Last year we voted to reduce the quorum from 50% to one-third, because in previous years it had been difficult to reach a quorum.

Tom Kroll proposed that when it came to increasing the maintenance fee, that a majority of all members in person or represented by proxy, and in good standing, shall constitute a quorum.

The motion was reintroduced by Tom Kroll and seconded by Moe Longtin.

Kathie Jameson brought up the issue of an emergency need for revenue and an inability to obtain those funds. Richard Hicks explained that if only a quorum is present that we will not be able take a vote on increases. Sue Louis expressed additional concerns regarding achieving a 50% quorum. Nancie Anastase inquired as to whether there is a cushion in the event of a need for an emergency purchase. Richard Hicks cited the \$32,000 in cash reserves. Joe Longtin agreed that a decent cushion existed. Carol Bemis said that a one time assessment could be made if necessary, and Joe Longtin and Richard Hicks agreed that there was nothing in the by-laws that would prohibit an assessment.

The motion to change the by-laws to require a majority of the membership, in good standing, either in person or by proxy in order to raise the maintenance fee passed.

Basin David Tilton Pond Association donation - Barbara Kinney is resigning as President of the Association in August and suggested that we wait until after the August meeting to donate \$200.00 in case the Association ceases to exist.

Nomination for Treasurer

Richard Hicks is completing two, two year terms as treasurer. Richard volunteered to continue as webmaster and historian. Richard nominated Kathleen Jameson and Kathie accepted. The motion to appoint Kathie for a two year term passed.

NEW BUSINESS

Limits on Board spending - Marsha Kroll wondered what spending limits existed for

the Board. Richard Hicks thought that there might be a limit cited years ago in the minutes. Joe Longtin recalled that \$5,000 was the limit for annual road expenditures, excluding plowing.

It was suggested that next year we should vote on an appropriate expenditure amount.

Richard Hicks agreed to look back through the minutes to see what he could find out. Carol Bemis voiced similar concerns and wanted to make certain that the LEHA Board is responsive to the needs of the membership.

Lot 24 - Marsha Kroll wondered what was going on with the foundation that has been sitting there for years. Apparently it is a very complicated situation where ownership was transferred from Progressive Capital to Blackfoot Corporation a few years ago.

We would incur large legal fees trying to get them to pay annual fee. Barbara Kinney had gone to a court session a few years ago where the Town of Fayette was attempting to foreclose on the property for back taxes. The judge ordered Blackfoot to pay LEHA the maintenance fees it owed. There must have been an appeal of the judgment because the Fayette back taxes were paid and the foreclosure by the town was dropped. That action apparently changed the conditions that the judge had originally ruled on and Blackfoot was no longer required to pay maintenance fees owed to LEHA. LEHA does have a lien on the property. Richard noted that they currently owe LEHA approximately \$4,000. Barbara Kinney stated that paying us is low on their list...

Randy Stone commented that if we sued and won, we would get our legal fees back.

Special Meeting Notification - Joe Longtin read article 2, section 4 which states that special meeting notification needs to be mailed to the membership. Tom Kroll made the motion to make a change that would include e-mail notification in the wording of this article. The motion was seconded by Mo Longtin, and the motion passed. Richard Hicks commented that our lawyer had advised us that it was reasonable to assume that members will update their e-mail addresses and other contact information.

Randy Stone moved to waive reading of the minutes of today's meeting. Tom Kroll seconded.

Meeting adjourned at 10:51 p.m.

Respectfully submitted,

Susan Louis, Secretary