

Lakeview Estates Homeowners Association Annual Meeting Minutes July 29 2017

Meeting was called to order at 10:10 by president Joe Longtin with 20 lots being represented in person or by proxy. (Anastase, Barrett, Bemis, Bolton, Day, Harradon, Henry*, Hetherly*, Hicks, Jameson, Jenkins, Longtin, K. Louis*, S. Louis*, Richardson, Rioux*, Simth-Erb (2 lots), Stone*, Wilson)

*indicates by proxy

Presidents Report - Joe Longtin

Welcomed new members Carole Neil and Brian Barrett (Lot 49).

Announced that member Nancy Sorman had passed in mid March and that the transfer of her lot to a new owner is unknown at this time.

Joe thanked David Simmons for help installing the new dock and remarked at how easy it was to install and how sturdy and attractive it is.

Joe thanked outgoing treasurer Kathie Jameson for her excellent service during the past 4 years.

Bob Harradon was acknowledged for clearing snow from our trash barrels and mailboxes.

Monique Longtin was recognized for keeping the common lot clean and well maintained.

Finally, Joe announced to the group that he will be stepping down from the Board as president at the end of his term in 2018 and will not seek election to another term on the board.

Treasurers's report - Kathleen Jameson

See <http://www.lehawebsite.org/meetings.html>

Road Report

Joe reported that the road is in reasonably good shape. He plans to continue as our road maintainer charging us minimally for his services. Joe has spread 7 loads of crushed ledge this past summer. It was an unusually snowy winter. We had 112" of snowfall. The average is 74". The board approved an expenditure of \$1000 to supplement our contract to defray the cost of heavy equipment needed. The rationale for so doing was that we did not want Mr. Potter to base his bid on a "worst case scenario".

Common Lot

Joe reminded the membership that bulky waste is being handled through the Readfield Transfer Station and that stickers are available at Fayette town office.

Volunteers cleared 4 downed trees and weeded the area.

There were a couple of security concerns recently. Both involved loud and profane young men being rambunctious and having no right to be using the LEHA common area. Joe, Carmen and Richard interceded.

Election of Officers

Kathie Jameson's term as treasurer is up. Richard Hicks was the only nomination. He was enthusiastically elected by members present. Since the bank requires a second person to be available to sign checks, Kathie Jameson will remain on file as a backup. Given that there is a LEHA policy that two people from the same lot may not serve on the board. Liz Hicks resigned as secretary in deference to that policy. No-one has offered to take the position for the

remainder of her term (If interested and willing, please notify Joe Longtin as the president appoints mid term vacancies on the board.

Unfinished Business

Lot 24 owes the association in excess of \$9,000 in road maintenance fees (including interest) plus penalties for not conforming to deeded restrictions which are accruing at the rate of \$50 per day.

Motion R.Hicks/L.Jenkins: "LEHA approve \$3,500 to retain the services of a collection attorney." Unanimous pass. It was noted that our by-laws allow us to collect attorney's fees as well as interest and penalties.

New Business

The board had considered a \$20. reduction in annual dues. After some discussion of possible legal fees in regards to lot 24, members decided against it.. There were not enough people in attendance to vote on any adjustment of the fee.

Motion C. Anastase/R. Hicks To authorize a \$200. donation, if needed, to the interest group working on the water level and impoundment situation on David Pond. Passed. Unanimous.

Motion K. Jameson/E.Hicks to authorize a donation of \$100 to The 30 mile River Watershed Association. Passed. Unanimous.

Bob Harradon announced that next year's meeting is on the same day as the Camp Laurel Parent's Day. We may want to notify members of alternate routes to get to the meeting.

Joe Longtin gave an overview of the urgent problem with the David Pond impoundment and encouraged members to get involved. We adjourned at 10:52 and members were encouraged to stay for lunch and to attend a meeting of the David Pond water level interest group at 11:30.

Next annual meeting is 7/28/2018 at 10:00am. Location to be determined.

Lakeview Estates Homeowners Association

Treasurer's Report FY 2017

Balance Sheet at end of Fiscal Year, 5/31/17

Assets

Cash and Bank Accounts:

Key Bank Checking Account	\$ 29,567.69
Total Cash and Bank Accounts	\$ 29,567.69

Other Assets

Accounts Receivable	\$ 10,313.33
Fixed Assets	<u>\$ 14,100.00</u>
Total Other Assets	\$ 24,413.33

Total Assets	\$ 53,981.02
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Liabilities and Equity

Liabilities	0.00
Equity	\$ 53,981.02

Total Liabilities and Equity	\$ 53,981.02
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LEHA Treasurer's Report FY 2017

submitted by K. Jameson, Treasurer

Category Summary

Money In	\$ 18,150.00
Maintenance Fee Donation, Morris	300.00
Richardson payment for float	150.00
Maintenance Fees	\$ 17,700.00
Money Out	\$ 17955.72
Bank charges (\$3 in June, \$6 in	9.00
Contributions (\$200 Sterling Hall, \$200 David/Basin Pond)	400.00
Insurance	1174.00
Legal Expense (Pretti-Flaherty \$150, \$350)	500.00
Reimbursements	1897.17
 (\$39.26 Kathie Adirondack chairs for common lot, \$65 Joe Gift Certificate, \$90.73 Joe dock signs, \$131.38 Richard website, \$100.97 Joe - Registry of Deeds, Certified Mail, Weather Shield, Joe \$35 Annual Filing, Joe 1434.83 for float, signs	
 Road	
Sid Smith (700 & 2000)	2700.00
Maintenance / Repairs (Joe \$1148, C&S \$300)	1448.00
Plow and Sand - Gary Potter	9000.00
 Services	
Trash and Recycling	609.00
Taxes	218.55

Money In (\$18,150.00) / Money Out (\$17955.72) = Net difference + \$194.28

Date	Payee	Debit	Credit	Balance
				\$29,373.41
6/1/2016	Reimburse K. Jameson chairs common lot	\$39.26		\$29,334.15
6/6/2016	Kaleshian		\$300.00	\$29,634.15
	Rioux		\$300.00	\$29,934.15
6/10/2016	S.Kinney		\$300.00	\$30,234.15
6/29/2016	Monsen		\$300.00	\$30,534.15
6/30/2016	Bank fee	\$3.00		\$30,531.15
7/5/2016	Donation Friends of Sterling Hall	\$200.00		\$30,331.15
	Bank fee	\$6.00		\$30,325.15
7/8/2016	Reimburse J. Longtin for dock signs	\$90.73		\$30,234.42
8/1/2016	Luskin		\$300.00	\$30,534.42
	Bemis		\$150.00	\$30,684.42
	Sid Smith	\$2,000.00		\$28,684.42
8/4/2016	Basin David Tilton Pond Assn. donation	\$200.00		\$28,484.42
8/16/2016	C & S Road Work	\$300.00		\$28,184.42
	Gift Certificate for Joe Longtin	\$65.00		\$28,119.42
9/16/2016	Reimburse R. Hicks for website fees	\$131.38		\$27,988.04
	Sid Smith	\$700.00		\$27,288.04
	Joe Longtin reimburse for float, signs	\$1,434.83		\$25,853.21
10/5/2016	Morris donation		\$300.00	\$26,153.21
	S. Louis		\$150.00	\$26,303.21
10/12/2016	Pretti Flaherty annual representation fee	\$150.00		\$26,153.21
	Cerrato		\$300.00	\$26,453.21
	Bolton		\$150.00	\$26,603.21
10/17/2016	Town of Fayette Common Lot Prop. Taxes	\$218.55		\$26,384.66
10/18/2016	T. Jenkins		\$300.00	\$26,684.66
	Richardson		\$150.00	\$26,834.66
	Gleason		\$150.00	\$26,984.66

10/20/2016	Pretti Flaherty - Consultation fee	\$350.00		\$26,634.66
10/20/2016	Hanover Insurance	\$1,174.00		\$25,460.66
11/22/2016	Fong		\$300.00	\$25,760.66
	K. Louis		\$150.00	\$25,910.66
12/6/2016	J. Longtin reimburs deeds, mail, etc.	\$100.97		\$25,809.69
12/20/2016	Gary Potter plow and sand	\$2,666.67		\$23,143.02
2/1/2017	Gary Potter plow and sand	\$2,666.66		\$20,476.36
2/28/2017	Gary Potter plow and sand - extra work	\$1,000.00		\$19,476.36
3/20/2017	Irizarry		\$300.00	\$19,776.36
	Rioux		\$300.00	\$20,076.36
	Ferraro		\$300.00	\$20,376.36
	Harradon		\$300.00	\$20,676.36
	Day		\$300.00	\$20,976.36
	Bemis		\$150.00	\$21,126.36
	S.Louis		\$150.00	\$21,276.36
	RC Jenkins		\$300.00	\$21,576.36
	Murdock		\$300.00	\$21,876.36
3/28/2017	Stone		\$300.00	\$22,176.36
	Gleason		\$150.00	\$22,326.36
	Fournier		\$300.00	\$22,626.36
	M. Lynch		\$600.00	\$23,226.36
	J. Longtin		\$300.00	\$23,526.36
	Kaleshian		\$300.00	\$23,826.36
	Veilleux		\$300.00	\$24,126.36
3/29/2016	Archie's Trash and Recycling	\$609.00		\$23,517.36
4/7/2017	Annual state registration-Longtin reimb.	\$35.00		\$23,482.36
4/10/2017	Henry		\$300.00	\$23,782.36
	Bemis		\$150.00	\$23,932.36
	Ridley		\$300.00	\$24,232.36
	Sorman		\$300.00	\$24,532.36
	Randall		\$300.00	\$24,832.36

	Colgan		\$300.00	\$25,132.36
	Bolton		\$150.00	\$25,282.36
	Krohn		\$300.00	\$25,582.36
	Anastasi		\$300.00	\$25,882.36
	B. Kinney		\$1,200.00	\$27,082.36
	Winter		\$300.00	\$27,382.36
	Baack		\$300.00	\$27,682.36
4/13/2017	Donlon		\$300.00	\$27,982.36
	Eisenheim		\$300.00	\$28,282.36
	Marujo		\$300.00	\$28,582.36
	Simmons		\$300.00	\$28,882.36
	Casaubon		\$300.00	\$29,182.36
4/17/2017	Wilson		\$300.00	\$29,482.36
	K. Louis		\$150.00	\$29,632.36
	Jameson		\$300.00	\$29,932.36
	Paone		\$300.00	\$30,232.36
	Richardson		\$150.00	\$30,382.36
5/5/2017	Smith-Erb		\$600.00	\$30,982.36
	Hicks		\$300.00	\$31,282.36
5/8/2017	Stronge		\$300.00	\$31,582.36
	S. Lynch		\$300.00	\$31,882.36
5/11/2017	Sid Smith plow and sand	\$2,666.67		\$29,215.69
5/16/2017	Mooradian		\$300.00	\$29,515.69
	Talley		\$300.00	\$29,815.69
	Luskin		\$300.00	\$30,115.69
	Roach		\$300.00	\$30,415.69
5/23/2017	S. Kinney		\$300.00	\$30,715.69
5/25/2017	Joe Longtin - Road work	\$1,148.00		\$29,567.69