

# Lakeview Estates Homeowners Association

## Annual Meeting Minutes July 28, 2018

Meeting was called to order at 10:05 by president Joe Longtin with 25 lots being represented in person or by proxy. (Anastase, Barrett, Bolton, Day, Harradon, Henry\*, Hetherly\*, Hicks, Jameson, Tom Jenkins, Longtin, B. Kinney (4), S. Kinney, S. Louis (2), Lynch, Richardson, Rioux, Simth-Erb (2), Stone\*, Wilson\*, (\*indicates by proxy.)

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

**MOTION:** To waive reading of last meeting and to approve as written. *PASSED UNANIMOUSLY*

### B. Reports of Officers

#### 1. President's Report

Joe Longtin thanked those who have helped out this year, including Carmen Anastase, Richard Hicks, Bob Harradon, Moe Longtin, Sandy Rioux, and Dave Simmons.

The plowing/sanding contract has been renewed with Gary Potter, who has agreed to a one-year contract for \$9,000. The new contract covers ten (10) sanding applications for the term of the contract, after which further sanding applications will cost \$160 per application. The text of the contract will be posted on the LEHA website.

**MOTION:** To accept the plowing/sanding contract as proposed. *PASSED UNANIMOUSLY*

Joe reported that there is only one free mailbox, and that if we need to add more it will be at the expense of the association.

The new dock system on the common lot is working out well.

#### 2. Vice President's Report - Report on lot 24

Carmen Anastase reported on the current situation with lot 24. The balance on lot 24 as of 7/28/2018 = \$12,758.79. The law firm Gosselin & Dubord, P.A. was hired to investigate options for collection of this account balance. It was discovered that a former foreclosure was never completed leaving ownership of lot 24 with Blackfoot Capital, LLC. Sometimes courts will hold an LLC or a corporation's owners, members, and shareholders personally liable for business debts. When this occurs, it is called "piercing the corporate veil." Currently, LEHA cannot "pierce the corporate veil". Furthermore, Blackfoot Capital LLC is no longer active.

If the mortgage company were to foreclose on Blackfoot LLC and take ownership of the title, then we would have recourse to collect dues or fines.

The LEHA treasurer and board will continue to investigate further ways to collect this debt.

3. Treasurer's Report - see <http://www.lehawebsite.org/meetings.html>

**MOTION:** To accept the Treasurer's Report as presented. *PASSED UNANIMOUSLY*

### **C. Reports of Committees**

1. Road Report (Joe Longtin) - The road held up well from spring until the recent rainfall, which has caused a few areas of erosion. Routine maintenance should work to get it back in shape. Joe graciously offered to continue to take care of the road maintenance.
2. Common Lot (Moe Longtin) - Trash and recycling area needs occasional cleanups. Later this year help will be needed trimming branches, fence repairs, and possibly adding slip resistant chicken wire to steps which can get slippery in wet conditions. We may want to consider other options to metal wire
3. Discussion ensued about the possible need for more storage facilities for canoes and kayaks.

**MOTION:** To look into installing a new kayak/canoe rack on the Common Lot. *PASSED UNANIMOUSLY*

### **D. Unfinished Business**

No unfinished business was discussed.

### **E. New Business**

Discussion took place regarding protecting loons on Loon Island (the small island close to Jackman's Mill). In the past signs were posted around the island warning people to stay clear of any loon nests. Information will be added to the LEHA website in an effort to educate association members. Tom suggested the matter be addressed through the BDTPA. As the PA VP, he will bring it to their attention.

Joe Longtin reported on the unfolding events surrounding the "dam" at the outlet of David Pond. Easements were granted to the Basin, David, and Tilton Ponds Association to maintain the dam. Action from the Maine Department of Environmental Protection is still pending. Updates should be available soon on the Basin, David, and Tilton Ponds Association website at <http://bdtpa.org>

Election of Officers: The following nominations were brought to the floor: Tom Jenkins for president, Sandy Rioux for Vice President, and Taylor Jenkins for secretary. All nominees accepted the nomination.

**MOTION:** To elect Tom Jenkins for president, Sandy Rioux for Vice President, and Taylor Jenkins for secretary. *PASSED UNANIMOUSLY*

Joe Longtin was recognized for twelve years of continuous service on the LEHA board with a certificate and a gift.

Discussion took place regarding the possible misuse of the common lot, and the idea of vehicle identification cards was discussed. The consensus opinion of those present was that there is not a problem at this time, but that we can revisit the issue in the future.

A member noted that some low hanging branches along Basin Road need to be trimmed back. Bob Harradon volunteered to take care of that task.

Previous support of the Basin, David, and Tilton Ponds Association was discussed, and a motion was made.

**MOTION:** To donate \$200 to The Basin, David, and Tilton Ponds Association. *PASSED UNANIMOUSLY*

A member brought up the Lake Smart program, in which property owners volunteer to have their land evaluated for environmental best practices. More information will be posted on the LEHA website (<http://lehaweb.org>)

Tom Jenkins mentioned that 30 Mile River Watershed Association is applying for a grant to remedy the decaying culvert under Sandy River Road downstream from the David Pond outlet.

Next annual meeting is 7/29/2019 10:00am location to be determined.

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

**MOTION:** To waive reading and approval of minutes of meeting just had. *PASSED UNANIMOUSLY*

Meeting adjourned at 11:14

# Lakeview Estates Homeowners Association

Treasurer's Report FY 2018

Balance Sheet 5/31/2018

## Assets (Checking Account)

|                           |    |           |
|---------------------------|----|-----------|
| Key Bank Checking Account | \$ | 29,585.86 |
| Total Checking            | \$ | 29,585.86 |

## Other Assets

|                     |    |           |
|---------------------|----|-----------|
| Accounts Receivable | \$ | 14,623.92 |
| Fixed Assets        | \$ | 14,100.00 |
| Total Other Assets  | \$ | 28,723.92 |

**Total Assets** **\$ 58,309.78**

## Liabilities and Equity

|             |    |           |
|-------------|----|-----------|
| Liabilities | \$ | -         |
| Equity      | \$ | 58,309.78 |

**Total Liabilities and Equity** **\$ 58,309.78**

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LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION

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Richard Hicks,  
LEHA Treasurer



[treasurer@lehaweb.org](mailto:treasurer@lehaweb.org)  
<http://lehaweb.org>  
207-293-3189

## LEHA TREASURER'S REPORT

### CATEGORY SUMMARY

|                      |              |
|----------------------|--------------|
| ▼ Money In           | \$19,097.67  |
| deposit member fees  | \$16,954.95  |
| donations in         | \$300.00     |
| legal fees refund    | \$1,842.72   |
| ▼ Money Out          | -\$19,079.50 |
| bank supplies        | -\$57.41     |
| donations out        | -\$250.00    |
| insurance            | -\$1,224.00  |
| legal fees           | -\$3,650.00  |
| Meeting expense      | -\$26.36     |
| Reimbursement        | -\$131.06    |
| road maintenance     | -\$4,908.00  |
| road plowing/sanding | -\$8,000.02  |
| Taxes                | -\$232.65    |
| trash/recycling      | -\$600.00    |

|            |              |
|------------|--------------|
| Money In:  | \$19,097.67  |
| Money Out: | -\$19,079.50 |
| Net Total: | \$18.17      |