



Lakeview Estates Homeowners Association

Annual Meeting – July 25, 2020

PRESIDENT'S REPORT

- **Welcome/Call to Order** (Need 1/3 of members in good standing represented in person or by proxy to hold the meeting.)
 - New members and/or are building
 - Lots 20 & 21 – Joe and AnneMarie Ferdinando
 - Lot 25 – Karyn and Landon Hixon (plan on building)
 - Lot 29 – David and Kathleen Talley (selling lot/by owner)
 - Lot 30 – West and Jane Hall [formerly owned by Sue Lewis]
 - Lots 32 & 33 – Geoff Edgers and Carlene Hempel (formerly owned by Lynch family)
 - Lot 38 – Howard Leonard
- **Treasurer's Report – Richard Hicks** – See separate report.
 - **VOTES NEEDED:**
 - **TO ACCEPT REPORT – majority vote**
 - **TO ACCEPT BUDGET – majority vote**
 - **TO INCREASE ANNUAL DUES – quorum majority of ALL members required to hold vote** (Dues were increased from \$200/yr to \$300/yr in 2006)
- **Reports of Committees**
 - **Road Committee - Joe Longtin**

As is done every year, some crushed ledge road material was added to certain sections of the road last summer. Also, significant ditching work and reshaping was done on the big hill. This seems to have held up well. Additional ditching in selected areas will be done this summer. The road was graded and rolled with a large vibrating roller this spring after the mud season. This seems to have worked very well. We should plan to do this every year. There were no issues with plowing this past winter. Trimming of branches along the road was done last summer. We are planning to get the roadside mowed again this summer as usual.
 - **Lands and Assets Committee (renamed from the Common Lot Committee - Land side) - Mo Longtin**

Common Lot. Sandy Rioux replaced a couple of posts and rails in the common lot fence; also installed non-slip material on wooden walkway to pond. For now, the outhouse is in good working order. It was noted last year that the bottom of the siding is rotting in some areas and should be replaced; could use new boards on the outside. The outhouse tank is a holding tank only and its contents were pumped down on September 12, 2019 at a cost of \$150. We polled the membership to see how often it is used. Conclusion was to keep and update the outhouse, rather than seasonally rent a porta-john. Lot surface - if agreeable, crushed ledge could be delivered down by the bins, and Joe Longtin would spread it out. We've looked into paving - cost is exorbitant but perhaps necessary at some point. Mailboxes. It was suggested that we look into getting an additional mailbox with a larger section for packages. We had a new lock put in the large parcel mailbox at a cost of about \$165. Lake View Estates Sign. Mo Longtin has spoken with one of our members – Jaew Henry, who has offered to paint a new sign for us.

○ **Waterfront Committee - Sandy Rioux**

Docks and Float. The committee arranged for the removal of the docks and float last fall and has installed some of the dock sections. Several sections of the dock and the float were installed on Friday, May 22, 2020. Due to the high lake levels, the last sections were installed in mid-June. *Thanks to those who were able to brave the water and maintain social distancing to install the docks.* Sandy also built a fantastic kayak rack which we desperately needed.

○ **Nominating Committee - Sandy Rioux**

The nominating committee included Sandy Rioux, Monique Longtin and Dave Simmons. Richard Hicks, the current LEHA Treasurer has one more year to serve in his current term. Tom Jenkins (President), Sandy Rioux (Vice-president), and Taylor Jenkins (Secretary) are completing the 2nd year of their first terms. All three are willing to serve another (two year) term. The committee unanimously recommends that these three be re-elected to a second 2-year term.

○ **VOTES NEEDED:**

- **TO APPROVE CANDIDATES FOR PRESIDENT, VICE PRESIDENT AND SECRETARY – majority vote**

○ **Bylaws and Policies Committee - Gail Rioux**

The Bylaws and Policies Committee reviews, oversees and coordinates with the President and other committees:

- Bylaws and covenants
- Shed Policy
- Driveway/Culvert Policy
- Boat Mooring Policy
- Recreation Vehicles on Association Policy - [Need to review/revisit the “Road Use Committee’s” 2008 study re: use of ATVs for non-recreational use.]
- Delinquent Collection Policy

The Policies and By-Laws Committee has discussed how to inform new lot owners before they build about the restrictions and expectations of the Homeowners’ Association. The Committee has individually and together discussed, written, and submitted to the President recommendations about changes in the By-Laws and Policies documents. A DRAFT by-law overhaul document will be forwarded to the membership for consideration. Our current by-laws require that a majority of the membership bring forth any proposed amendments. The membership will be canvassed to see if there is a majority that agrees to bring the proposed overhaul forward for vote at the 2021 Annual meeting. A 2/3 vote is required to adopt any amendments.

Policy additions being considered and/or relocated from bylaws:

- Default of Annual Maintenance Fee Policy
- Violations of Restrictive Covenants, Bylaws, or Policies

- **Road Maintenance Contract.** Jeff Mrazik took care of the plowing and sanding this past winter. The contract had been executed, commenced on June 1, 2019 and will expire on May 31, 2021. Over this term, the Association will pay out \$1,000 per month, plus the invoiced cost of materials (sand, gravel, etc.). The scope and cost of special projects and/or subcontractor fees, will be negotiated.
- **David Pond Outlet Update.** The lake level is currently at typical levels for this time of year. Our dam was recently vandalized on Saturday, June 6, 2020 at about 4:30 am. Videocams documented the culprit in action. The matter has been brought to the attention of the Fayette Town Manager, Maine DEP, 30-mile river watershed, Bill Dunham, Liz Hicks (BDTPA) and our Board. The matter will be discussed further at the August annual meeting of the BDTPA.
- **Lot 24.** The owner(s) of Lot 24 have been in arrears of paying annual dues since 2006; had a driveway and partial foundation constructed (without a permit); brought conduits to the foundation and installed a well. Default on paying annual dues, as well as other violations described in our policies has resulted in the following actions:
 - Restated and reissued Lien. Signed by both Taylor and Tom Jenkins. Posted on 6/8/20.
 - Communicated via Email with David Russell/Blackfoot. Asked if he would consider gifting it to the Association. We would own, pay taxes - possibly build a community center? He was not interested.
 - There was some interest from Veteran's Association to purchase lot across from Common Lot thru Les Priest. I spoke with Les to see if he would be interested in pursuing gift or purchase of lot 24 to veteran's if membership was in favor.
 - Pursue legal action. High cost, may not win. Real damages = loss of annual fees since 2006 = \$4,200.
- **Lots 32 and 33.** Geoff Edgers and Carlene Hempel have purchased lots 32 and 33 both of which are encumbered by a KLT easement and cannot be built upon. Annual dues will still be paid to LEHA. They would like to use the existing driveway on lot 32 to access the back lot, which they have also purchased and had been renting for over 10 years. There was some concern regarding the use of the driveway for other than residential purposes. The terms of Kennebec Land Trust are pretty clear with limitations, rights, etc. I spoke and met with Theresa Kerchner (CEO of KLT) and we coordinated amendments to the easement language to alleviate this concern. She had also sent a letter stating that KLT agrees that the existing road through lot 32 can be maintained and used by the lot owner with KLT's permission.
- **Lot 38.** Some members had noticed that the buffer zone had been cleared a bit too much for the building of a new house. I spoke with the new owners who informed me that they were surprised and disappointed by the amount of clearing done by their builder. To address the concerns of the members, they have been clearing out the lot, stabilized the erosion from the leaching field and have planted 11 trees in the buffer zone area.
- **Basin Pond Boats and Kayaks.** Last year, approximately 40 boats were counted around Basin Pond shores and were considered an eyesore. I contacted the state to see how they handles getting rid of boats at another local pond (Moose Pond). They held an auction and

sold the boats after giving notice to the owners. Moose Pond is privately owned. Basin Pond is owned by the Town of Fayette. LEHA and the BDTPA are stewards for the lake. It looks like the number of boats has decreased. The matter will be further addressed by the BDTPA.

- **Donations.** Last year, we voted to donate \$300 to the BDTPA. In 2010, we voted to donate \$500 each year to the BDTPA, if our financial health was sound.
 - **VOTE NEEDED:**
 - **TO APPROVE 2020 DONATION – majority vote**
- **Other Business**
 - **VOTE NEEDED:**
 - **TO APPROVE THE 2020 PRESIDENT’S REPORT – majority vote**
 - Other Matters
- **Adjournment**
 - **VOTE NEEDED:**
 - **TO ADJOURN – majority vote**