

**LAKE ARROWHEAD COMMUNITY MEETING  
2021 ANNUAL MEETING - AUGUST 7, 2021**

**Present:** President Dave Sanfason, Vice President Michael Fitzpatrick, Trustee George Fowler, Trustee Mary Singelais, Trustee Philip Oretto, and Trustee Mark Berry, Dale McMillan, Public Works Supervisor, Amy Harris, Director of Finance and Administration, Carol Carey, Security Officer, Jason LeBlanc, CPA, and Michael Traister, Esq.

**Absent:** Trustee Alan Martel, Trustee Beverly Hudson, and Trustee Megan Exley

**Call to Order:** The meeting was called to order at 9:00 a.m.

Based on the number of members present and the number of ballots cast, a quorum exists for the purposes of conducting the Annual Meeting.

President Sanfason welcomed everyone and stated that the membership will vote on all matters that come to the Board today. The Board members introduced themselves. He thanked the spouses of the Trustees for their support and understanding. He also acknowledged and thanked Scott Davis for his 18 years of dedication to the community and wished him well in his retirement. The community is very thankful and grateful for your involvement.

**Approval of the Minutes**

**MOTION:** Trustee Fowler moved to accept the minutes of the Annual Meeting of August 1, 2020. Seconded by Trustee Singelais. **The motion passed unanimously.**

**Presentation of Audit Report of FY 2021**

Jason LeBlanc of Albin, Randall and Bennett presented the Audit Report for Fiscal Year ending April 30, 2021, and highlighted the following:

- The audit was finished in June and reported no findings or significant issues requiring no modifications.
- Very strong year resulting in a surplus at year end.

**MOTION:** Trustee Fitzpatrick moved to accept the Auditor's Report for Fiscal Year ending 2021. Seconded by Trustee Oretto. **The motion passed unanimously.**

**Appointment of the Corporation's Auditor**

**MOTION:** Trustee Oretto moved to accept the firm of Albin, Randall, and Bennett as the Corporation's Auditor. Seconded by Trustee Fitzpatrick. **The motion passed unanimously.**

**Presentation of the Legal Report**

Michael Traister, Esq., of Murray, Plumb and Murray reported:

- The firm has a 50-year relationship serving the community and he has been general counsel for the past 25 years.
- They handled a few matters of corporate governance.
- Continued to work with a few matters regarding foreclosures and collections.
- Mostly quiet on legal front because of the Board's sound stewardship.

**President's Report**

President Sanfason presented the President's Report and noted the following:

- We have come through a terrible year due to COVID19 in relatively good shape.

- Fifteen new building starts and sold a few lots. We chose not to raise dues due to COVID; the housing starts and sale of lots allowed us to not raise the dues.
- Real Estate market has been strong with some houses going for as much as \$100,000 over asking price.
- Our amenities are amazing, and we host a variety of family friendly events.
- LACC conducts two fishing derbies, a golf tournament, and a magnificent Fourth of July fireworks display.
- We have three paved three main arteries to the largest population centers. This allows us to spend more time on the secondary roads.
- Water infrastructure has been improved to include a new water main that strictly pumps water to the wells without service to any homes. The next step for our water system will be to add a third well.
- We do face some challenges including a large regrowth of milfoil and a new invasive.
- Despite the challenges the state of Lake Arrowhead Community is healthy.

### **Treasurer's Report**

Trustee Fowler presented the Treasurer's Report and noted the following:

- We had a good year financially and we ended with a small loss. However, we did have a cash surplus which allowed us to fund our Future Reserves fully at \$500,000.
- The needs of the community will require us to raise dues at some point to fund our infrastructure requirements.

### **Lake Improvement Committee**

Trustee Fitzpatrick presented the Lake Improvement Committee Report and noted the following:

- We started before Father's Day this year to service the pay-to-play members.
- The DEP advised us that the temperatures last year were conducive to increased milfoil growth. Additionally, due to increased boating usage from members using the lake during COVID there were more fragments. During the dam drawdown there was more exposed milfoil to make fragments.
- Currently, we only have two tools (benthic barriers and dash boat harvesters) to combat milfoil and with the significant increases this year we are unable to keep up. With some research we've found a new tool that we hope to use soon called the Eco-Harvester.
- Last year we discovered the Chinese Mystery Snail, this year we now also have Brittle Niad. This invasive spreads by seed.

### **Presentation of Voting Results**

#### **Article 1**

Trustee Fowler reported that there were four candidates running for election to three, three-year, positions; Mary Singelais and Phil Oreto were both re-elected and Scott Davis was elected to the third seat. The fourth candidate Thomas Hale will be considered in the future should a seat become open.

### **Real Estate Committee**

Trustee Sanfason reported for Megan Exley:

- We took a few lots back that were non-performing and sold them; now they are performing.
- If not able to be a performing lot, we make it green space.

### **Road Committee**

Trustee Sanfason reported for Trustee Martel presented the Road Committee Report and noted the following:

- Paved the postal service center.
- It been 10 years since we've paved three main roads which has allowed us to keep other secondary roads better.
- Currently, there is nothing on the near horizon to be paved.

### **Scholarship Committee**

Trustee Mark Berry presented the Scholarship Committee Report and noted the following:

- Fourth year that we have been able to give back to the community and help the future of our members.
- A committee reviewed multiple submissions and selected Ricki Hendrix as the winner.
- Ricki and his family have lived here many years and he enjoys biking in the community and using the facilities. Ricki read his essay for the members present.

### **Parks and Recreations Committee**

Trustee Singelais presented the Parks and Recreation Committee Report and noted the following:

- We had our Annual Fourth of July Boat Parade this year that and for the first time, it had to be postponed due to weather. We had an enthusiastic group of families participate. First place went to the Burham Family's "Celebrate Maine", Second place went to the D'Onofrio Family's "Safari Boat", Third place went to the Frost Family's "DIRIGO Boat" and there was a three-way tie for Fourth, Fifth and Sixth place between the Walker Family, the McAllister Family, and the Sanfason Family. LACC Captain Charlotte Sanfason & Sopia DaSilva brought out the Limwater dash boat.
- Thanks to Merrills for volunteering to sponsor the Boat Parade and provide snacks. Boat winners received gift cards to Merrills.
- The Eighth Annual LAC Tom Sotir Volunteer Service Award is awarded to Deborah Mousseau this year. She is a long-term member and has been involved with the Garden Club as well as the walking, tennis, and pickle ball groups.
- Thank you to the Garden Club for all their efforts to make the clubhouses beautiful.

### **MEMBER CONCERNS:**

Deb Mousseau, Lot 1512 – Would like to know if the pickle ball lines can be painted? Trustee Sanfason replied, yes, we can get the lines painted.

Rob Berger, Lot 0007 – Asked if the lake will be lowered for property improvements? Trustee Sanfason replied it was lowered in the spring for flashboard repair and we do not think it will be lowered other than to the winter level.

Lee Lauritsen, Lot 1969 – She was out for the first time in a kayak this weekend and saw what she thought was an algae bloom. Trustee Fitzpatrick replied that it could be a mud bog; but typically, in August we start seeing those blooms that are the sign of a healthy lake.

**MOTION:** Trustee Fowler moved to adjourn. Seconded by Trustee Oreto. **The motion passed unanimously.**

Adjourned at 9:56 a.m.

Nanette Walton, Recording Secretary