

**BOARD OF TRUSTEE MEETING**  
**SATURDAY July 16, 2022, AT**  
**8:30 A.M. CLUBHOUSE 2**

**PRESENT:** President Dave Sanfason, Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Alan Martel (arrived 9:15), Trustee Phil Oreto, Trustee Mary Singelais, Trustee Mark Berry, Trustee Scott Davis, Security Officer Carol Carey, and Amy Harris, Director of Finance and Administration

**ABSENT:** Trustee Megann Exley

**CALL TO ORDER:** The meeting was called to order at 8:33 am.

**CHANGES TO THE AGENDA**

**New business** 2. Beaches  
3. Harmony Lane

**APPROVAL OF MINUTES**

**MOTION:** Trustee Fitzpatrick moved to accept the June 18, 2022; Board of Trustee Meeting Minutes as presented. Seconded by Trustee Singelais. **The motion passed unanimously.**

**EMAIL VOTES**

**MOTION:** Trustee Fitzpatrick moved to accept the email votes for the purchase of a mower. Seconded by Trustee Berry. **The motion passed unanimously.**

**TREASURER'S REPORT**

Trustee Fowler reported that as of the end of July, the Overall Budget was 27.03% spent, the Operating was 27.97% spent and we are 25% through the Fiscal Year. The Operating Account showed a balance of \$23,910 the CD Money Market Account had a balance of \$1,580,745 and Petty Cash showed a balance of \$300 for a total of \$1,604,956

**MOTION:** Trustee Fitzpatrick moved to accept the Treasurer's report as presented. Seconded by Trustee Singelais. **The motion passed with Trustee Fowler abstaining.**

**DIRECTOR OF FINANCE AND ADMINISTRATION**

Amy Harris reported:

- **Water Shut Off Notices:** We sent out 137 notices for June. We had total of three to shut off. We sent out 29 WSO for July
- **Surplus:** Total \$248,565. Move \$46,382 to the Future Reserve. This along with the \$20,000 budgeted for FY23 will bring to the capped amount of \$500,000. The balance of \$202,183 will be moved to the Capital Improvement Account, bringing the balance of that account to \$399,002.

**MOTION:** Trustee Fitzpatrick moved to distribute the surplus to bring Future Reserve to cap and placing balance in Capital Improvement Account. Seconded by Trustee Fowler. **The motion passed unanimously**

- **New phone system:** working out very well, very few calls going to on call service.
- **CH 2:** Deck on back needs to be replaced. Deck is no longer used and makes snow removal difficult. Replace deck completely and just have stairs to meet code.

**MOTION:** Trustee Fitzpatrick moved to remove deck and replace with stairs. Seconded by Trustee Fowler. **The motion passed unanimously**

- **CH 2:** Incident on 7/11/22 YCSO is investigating. We provided the camera footage requested. Carol Carey was made aware of the situation.
- **Annual Meeting:** coming up in August, there are four candidates. Articles needed by July 18<sup>th</sup>.

## **SECURITY OFFICERS REPORT**

Carol Carey reported:

- It has been quiet on Love Lane, signs have not been placed yet, but so far, no issues.
- 7/2/22 received a call that a tent was set up on beach six to camp. Went to speak to them about no camping on beaches
- 7/4/22 Jack Taylor called about camping and a campfire at the beach. Sheriff was called and told them to leave. They did not. Carol went down in the morning, and they were cleared out and it was all cleaned up.
- Carol is going to start taking pictures of license plates to determine if members or if we can charge for trespassing.

## **OLD BUSINESS**

### **Green Belt Approval**

Survey was completed and it will be recorded in the York County Registry of Deeds. The Board has discretion on use of land and no further action needs to be taken.

## **NEW BUSINESS**

### **Health Insurance**

Quotes were provided to renew our health insurance policy. Policy changes yearly and it was recommended to choose the most comparable to last year's plan, Plan HPHC Choice HMO #454

**MOTION:** Trustee Martel moved to accept committee recommendation of insurance plan HPHC Choice HMO #454. Seconded by Trustee Fowler. **The motion passed unanimously.**

### **Beaches**

Trustee Davis proposed additional monitoring of the beaches during peak season weekends. Board didn't see the availability of manpower from YCSO to accomplish this. No action was taken.

### **Harmony Lane**

Trustee Davis expressed concern over a new structure on Harmony Lane. Dale has gone to the property to investigate and it was determined the structure was built as permitted. No action was taken

## **COMMITTEE REPORTS**

### **Water Committee**

President Sanfason reported that he made an executive decision to raise the water usage restrictions to Level 2 due to the significant drought in the area and the high usage on our system. The pumps usually run at 600 gallons a minute and usage has increased to 800 gallons a minute due to dry conditions

### **Road Committee**

Trustee Davis reported that the speedbumps have been repainted and advised the Board to consider repair of the aprons and potholes during budget time.

### **Lake Improvement Committee**

Vice President Fitzpatrick reported we are well into our harvest and both boats are in use. An ad has been placed for additional divers. We will have a live plant viewing at the annual meeting to help educate the members on the aquatic plants of the lake.

### **Recreation Committee**

Trustee Singelais reported the Boat Parade went extremely well. Thank you to Nanette and Travis Walton for the pictures and drone video. They have been published to our Facebook page. Bob Pomerleau is our volunteer of the year, we thank him for his hard work on our road, real estate, and rec committees.

### **MEMBER CONCERNS**

**Julie Tibbetts, Lot 0709** – Would like to supply beaches 2 and 11 with rack of toys, noodles, she will maintain. Board approved without motion.

### **MEMBER APPEALS**

**Lawler, Lot 1596** – Appealing his fine for tree cutting. Member claims tree was cut by neighbor and was in danger of hitting the neighbors house, Board denied appeal due to the member being aware the tree was going to be cut and there was time to follow procedure.

**MOTION:** Trustee Martel moved to deny the appeal. Seconded by Trustee Fitzpatrick. **The motion passed unanimously,**

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

Meeting adjourned at 9:54 a.m.

Wendy Staples, Recording Secretary