

**BOARD OF TRUSTEE MEETING  
SATURDAY, October 15, 2022, AT  
8:30 A.M. CLUBHOUSE 2**

**PRESENT:** Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Alan Martel, Trustee Mary Singelais, Trustee Mark Berry, Trustee Scott Davis, Public Works Supervisor Dale McMillan, and Amy Harris, Director of Finance and Administration

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

**ABSENT:** President Dave Sanfason, Trustee Phil Oreto, Trustee Megann Exley

**CHANGES TO AGENDA:**

**New business** 1. Complaint by member of a business  
2. Attorney to combine LAC and LACC

**APPROVAL OF MINUTES**

**MOTION:** Trustee Fowler moved to accept the September 17, 2022; Board of Trustee Meeting Minutes as presented. Seconded by Trustee Berry. **The motion passed unanimously.**

**E-MAIL VOTES:**

**MOTION:** Trustee Fowler moved to accept the e-mail votes for the purchase of an excavator. .  
Seconded by Trustee Martel. **The motion passed unanimously.**

**TREASURER'S REPORT**

The Treasurer reported that as of the end of September, the Overall Budget was 47.77 % spent, the Operating was 46.39 % spent and we are 41.67 % through the Fiscal Year. The Operating Account showed a balance of \$ 44,427 the CD Money Market Account had a balance of \$ 1,385,630 and Petty Cash showed a balance of \$300.00 for a total of \$1,430,357.

**MOTION:** Trustee Martel moved to accept the Treasurer's Report as presented. Seconded by Trustee Davis. **The motion passed with Trustee Fowler abstaining.**

**DIRECTOR OF FINANCE AND ADMINISTRATION**

Amy Harris reported:

- **Water Shut Off Notices:** We sent out 44 notices for September, zero members were shut off. We sent out 75 for October.
- Member with sizable balance contacted office wanting to give his land back due to SSI reducing his payments due to the asset. LAC has placed member in collections and a lien is placed on his property. **Board decision to contact lawyer to advise next steps.**
- Member with on going issue over the last 20 years has resurfaced. Member still making claims of repairs LAC needs to make, we found an agreement signed by the member releasing LAC of these claims. **Board advised to send copy of agreement to member telling him the matter is now closed.**
- Governor Mills and the legislature passed an affordable housing bill allowing more than one dwelling on a property. LAC was part of the area included in the bill which goes into effect July 2023. Upon researching, LAC as a private HOA will not be affected by the new bill and our deed restrictions still prevent multiple housing dwellings on a single lot.

**SECURITY OFFICER REPORT**

Amy Harris reported on behalf of Carol Carey:

- Speeding on Old Portland Rd continues to be a problem.

## **PUBLIC WORKS MANAGER REPORTS**

Dale McMillan reported:

- Thank you for quick response in approving the new excavator. The machine will be perfect for our needs. Was able to sell old machine for 38K
- Tyler and Bill went to a vehicle emissions class. There is concern over the Western Star, these vehicles have the same system as a tractor trailer, but unlike a tractor trailer our vehicle does not go over 45 mph to function properly and this will cause damage over time. The cost to de-install is going to be pricey. Questions about deleting are, would warranty still be valid if deleted, and are there any DOT consequences? Would this make our vehicle impossible to trade in later, if needed. **Board decision to get more information and continue discussion next meeting**
- Alice Dr. is in process of having new road and water lines run. The town owns quite a bit of land in that area, and was unable to sell if the road wasn't developed and waterlines were not in. Now that we are developing the road and water lines the town can sell.
- Members are inquiring about culverts. Homes should have been built with culverts in place, over half of the homes do not have them. Culverts are the homeowner's responsibility.

## **NEW BUSINESS**

1. Member made a formal complaint of a business being run from their home. There is an excessive amount of materials and equipment that the concerned member feels are a nuisance to the homes in the near vicinity. **Board decided to send a letter to the member giving them six months (5/1) to find a new location to store their equipment.**
2. Paperwork has been submitted to our attorneys to review LAC and LACC and what merging them entails.

## **COMMITTEE REPORTS**

### **Water**

Dale McMillan reported on behalf of Dave Sanfason: CMP was contacted, and a 75 HP motor will push 800 gal a minute at the new well. We are unable to get stage 3 power to go bigger. But the 75 HP motor will serve our needs well.

### **Lake Improvement**

Michael Fitzpatrick reported: Exploring targeted chemicals for spring. The Naiad plant is becoming out of control in places. Looking to use the chemicals to see if it helps in a place far enough away from our wells so they won't be affected.

### **Recreation**

Mary Singelais reported: We are looking forward to the upcoming pumpkin event on 10/23 from 2pm to 4 pm as of today we have 176 requests for pumpkins.

## **MEMBER CONCERNS:**

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

Meeting adjourned at 9:35 a.m.

Wendy Staples, Recording Secretary