

BOARD OF TRUSTEE MEETING

**SATURDAY, May 20, 2023, AT
8:30 A.M. CLUBHOUSE 2**

PRESENT: President Dave Sanfason, Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Phil Oreto, Trustee Alan Martel, Trustee Mark Berry, Trustee Mary Singelais, Trustee Megann Exley, Public Works Supervisor Dale McMillan, and Amy Harris, Director of Finance and Administration

CALL TO ORDER: The meeting was called to order at 8:30 a.m.

ABSENT: Trustee Scott Davis

CHANGES TO AGENDA: New Business - Equipment Request and LAC / LACC

APPROVAL OF MINUTES

MOTION: Trustee Martel moved to accept the April 15, 2023; Board of Trustee Meeting Minutes as presented. Seconded by Vice-President Fitzpatrick. **The motion passed unanimously.**

E-MAIL VOTES:

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

TREASURER'S REPORT

The Treasurer reported that as of the end of April, the Overall Budget was 101.72 % spent, the Operating was 101.81% spent and we are 100 % through the Fiscal Year. The Operating Account showed a balance of \$120,613 the CD Money Market Account had a balance of \$ 798,483 and Petty Cash showed a balance of \$300.00 for a total of \$ 919,396.

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

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- The office has been preparing for the audit, which is scheduled for the first week of June.
- We have a carryover of \$306,172 in unpaid dues. The majority are already in collections.

SECURITY OFFICER'S REPORT

Carol Carey reported:

- Had reports of items coming up missing when members were at the Clubhouses. Is looking into prices for lockers. Attendants would issue the key while members are using the Clubhouse and get the key back when they are finished.
- Continued reports of speeding on Old Portland Rd.

PUBLIC WORKS MANAGER REPORTS

Dale McMillan reported:

- The crew had three water breaks since the last meeting.
- Crew has been trying to repair aprons.
- Fairview Terrace has been cleaned up and the road widened around the tennis courts.
- CH2 outdoor pool leak has been repaired. It is holding water and the skimmers are working properly. We do need to put cement around the pool before it opens. The cost will be around \$12,000.

MOTION: Vice President Fitzpatrick moved to approve the replacement of the cement around the pool for no more than \$13,000. Seconded by Trustee Exley. **The motion passed unanimously.**

NEW BUSINESS

Annual Meeting/Election 2023: Three board positions are up for reelection. Due to the Election Clerk being up for reelection, Trustee Fowler volunteered to fill that role. Call to candidate statements is due 6/16/23 and drawing for position will occur on 6/17/23 at 9am during the Board Meeting.

Clubhouse Hours: We have had some complaints about our clubhouse hours. Unfortunately, we have had to close the clubhouse on numerous occasions due to no attendants available to cover. We have hired additional attendants who are currently training. We were also notified that CH1 has been closing early for cleaning. Moving forward members will be able to use CH1 until 10am and the attendant will clean once its closed.

Wildlife/Recreation Areas: We had a complaint that the renters of Lot A563 have been cutting trees and destroying the wildlife preserve area behind Beaver Dam Rd. After a lengthy discussion, the Board of Trustees decided to post no trespassing signs in the area and to send the homeowners a letter with the appropriate fines.

Equipment Request: The tennis / pickleball club has asked for two court squeegees to help maintain the courts. **MOTION:** Trustee Singelais made a motion to purchase the court squeegees. Seconded by Trustee Martel. **The motion passed unanimously.**

LAC/LACC: LACC will meet directly after this LAC meeting to vote their approval of the new restructuring of LACC and the new LACC board.

COMMITTEE REPORTS

Water

Dave Sanfason reported that Well 3 is our biggest project to date, it has been dug and tested. Estimated time of completion is 1-2 years.

Lake Improvement

Michael Fitzpatrick reported: The DEP will be conducting a public hearing on June 15, 2023, at 6pm. This will be held in the meeting room at CH2. They will be discussing the chemical treatments to the lake and answering any questions members may have. LAC and LACC will continue to communicate with members regarding the treatments and timetable.

Recreation

Mary Singelais reported: Our first Ice Cream Social of the summer will be May 28th from 2-4pm at CH2.

Real Estate

Alan Martel reported: The market is booming. Discussed further why the raising of the impact fee was necessary.

MEMBER CONCERNS

Nancy Caperton, Lot A275: Appealing a denied tree permit. The member would like to cut down some trees in her front yard before they become problematic, and she plans to replant the area to make it more visually appealing. The Board of Trustees approved the permit on the condition that the member follows through with her plans to replant.

TRUSTEE CHANGE

Trustee Davis has stepped down from his position, Robert Berger was sworn in as a new Trustee to finish the term.

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

The meeting adjourned at 9:43 a.m.

Wendy Staples, Recording Secretary