

**LAKE ARROWHEAD COMMUNITY MEETING
2022 ANNUAL MEETING - AUGUST 5, 2023**

Present: President Dave Sanfason, Vice President Michael Fitzpatrick, Trustee George Fowler, Trustee Mary Singelais, Trustee Philip Oreto, Trustee Mark Berry, Trustee Megann Exley and Trustee Rob Berger, Dale McMillan, Public Works Supervisor, Amy Harris, Director of Finance and Administration, Wendy Staples, Administrative Assistant, Carol Carey, Security Officer, Jason LeBlanc, CPA, and Michael Traister, Esq.

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. Some dignitaries in attendance today are, head of Crime Watch, Bill Juffre, former mayor from FL John Festa, Susan Sanfason, Joanne Fitzpatrick, and Sharon Fowler. The members of the head table introduced themselves.

Approval of the Minutes

MOTION: Vice-President Fitzpatrick moved to accept the minutes of the Annual Meeting of August 6, 2022. Seconded by Trustee Berry. **The motion passed unanimously.**

Presentation of Audit Report of FY 2022

Jason LeBlanc of Albin, Randall and Bennett presented the Audit Report for Fiscal Year ending April 30, 2023, and highlighted the following:

- The audit was finished in June and reported no findings or significant issues requiring modifications.
- The Balance Sheet is strong.
- A particularly good year resulting in a surplus at year end.
- Clean Audit Report.

MOTION: Vice-President Fitzpatrick moved to accept the Auditor's Report for Fiscal Year ending 2023. Seconded by Trustee Fowler. **The motion passed unanimously.**

Appointment of the Corporation's Auditor

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

Presentation of the Legal Report

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

- They handled a few matters of corporate governance.
- Continued to work on a few matters regarding foreclosures.
- Assisted in the restructuring of LAC and LACC.

President's and Water Committee Report

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

- In June members of the LACC voted to become an official self-funding subset of LAC. We felt that by joining together we would limit the duplication of effort in bookkeeping, legal and leadership.
- We have been battling Variable Leaf Milfoil (VLM) for over 19 years. Due to all of our efforts the DEP has agreed that we have reduced the amount of VLM infestation by about 75%.
- We have a new evasive plant called European Naiad. Naiad spreads very quickly, but we feel that since it was caught early in an isolated area from Five Island Narrows to Ledgemere Dam we can treat the lake and successfully destroy this plant.
- The DEP did not make this decision lightly and preserving our pristine water supply is paramount.
- We are in the final stages of completing well 3. The well is drilled, the mechanical parts are ready to be installed. This project is the biggest and most impactful endeavor, and we hope to have it completed by the end of 2023.

Treasurer's Report

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

- Inflation and the rising costs of electricity, heating oil and fuel have been something that creates havoc with budgeting. As a result of the rising costs, the FY24 dues were raised by 5%.
- Your Board of Trustees make every effort to keep expenses under control but, at the same time, we need to keep our properties in good operating condition.
- Having a clean audit means our external auditors agree with how we maintain the financial books and show our compliance with the laws governing LAC.

Lake Improvement Committee

Vice-President Fitzpatrick presented the Lake Improvement Committee Report and noted the following:

- Your LAC Trustees, which are now the Board for LACC, need to protect our drinking water. Both boards approved the transition and worked with our legal team to finalize the documents. In addition, both Boards approve of the application of Aqua Strike and ProcellaCOR.
- The Maine DEP will pay for the July 20th treatment of Naiad out of their rapid response program.
- Unfortunately, any milfoil treatment will be our responsibility to pay for. I am working with the DEP and our Board to determine the best area to apply the treatment and the costs.
- Fundraising efforts for LACC will continue to be crucial to pay for these treatments, as well as keeping our dash boats running. Please remember all LACC donations are tax deductible.

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Real Estate Committee

President Sanfason presented the Real Estate Committee Report on behalf of Trustee Martel and noted the following:

- The Real Estate market continues to be strong here in Lake Arrowhead.
- We had 22 new home constructions in FY 23, which was eight more than last year, resulting in \$110,000 worth of income from the building impact fee.

- The Real Estate Committee takes all of this new construction into account to make sure that the services we are providing are available for everyone and the infrastructure meets the needs of the community.

Road Committee

Trustee Berger presented the Road Committee Report and noted the following:

- Roads are an on-going process; the crew is continually working on fixing what weather, ice, plowing and traffic have damaged.
- Water system service is a top priority for our crew.
- Several projects this year include the widening, waterline replacement and ditching of Grandview Road in Limerick. Alice Drive is on the list for to finish gravel placement and improve ditching. The water mains have been run on Magnolia Lane and the ditching and gravel will be completed once the new homes are completed.
- Please remember the best way to report road issues is by calling the office.

Equipment Committee

Trustee Berry presented the Equipment Committee Report and noted the following:

- Our fleet of trucks got a little newer this past year. We replaced the John Deere Excavator with a newer used Volvo 160 and replaced our Komatsu with a Volvo 145.
- We traded our old FL80 for a newer 2006 Six-wheeler.
- We were also able to purchase a road sweeper for less money than we are being charged to have the roads swept.

Presentation of Voting Results

Article 1

Trustee Fowler reported that there were three candidates running for election to three, three-year, positions; Alan Martel, Megann Exley and Mike Fitzpatrick were all re-elected

Scholarship Committee

Trustee Megann Exley presented the Scholarship Committee Report and noted the following:

- Sixth 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 Camden Yale as the winner.
- Camden was unable to attend the meeting, but her essay truly captured what it is like to live in LAC.

Parks and Recreations Committee

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

- We had an adventurous group of families brave the rains and participate in our Annual July 4th Boat Parade.
 - First place went to the Berger Family's "Lake Arrowhead Steamship Authority."
 - Second place went to the Crowley Family's "Irish themed boat."
 - Third place went to the Frost Family's "pirate themed boat."
 - Fourth place went to the Lake Arrowhead Dash Boat
 - Fifth place was the Sanfason Family
- The Tenth Annual LAC Tom Sotir Volunteer Service Award was awarded to Debbie Broderick this year. Debbie has been actively involved with locating and identifying aquatic plants throughout the lake. During the pandemic, Debbie took an online class in

aquatic plant identification and became a certified Invasive Plant Patroller. Debbie and her husband have hosted viewings to teach the membership about aquatic plants. Debbie has also served as a courtesy boat inspector Thank you for all your contributions to LAC.

- Thank you to the Garden Club for all their efforts to make the clubhouses beautiful.
- Upcoming events include.
 - Sunday September 3rd – Labor Day Ice Cream Grab and Go at CH2
 - Sunday October 22nd - Pumpkin Grab and Go at CH2
 - Oct 22 – Oct 29 is the new Halloween Lights Contest
 - Dec 8 – Dec 15th is our Christmas Lights Event.

MEMBER CONCERNS:

David Cheney Lot 0077: Asked how long will it take to see the results of the chemical treatment? Vice-President Fitzpatrick responded that we have seen noticeable improvement already, but the DEP says the full effectiveness will be seen around 21 days.

Jean Palin, Lot 1094: Asked if the yearly dues will continue to rise. Trustee Fowler answered that it will be dependent on the Budget and the rate of inflation. They asked if we could grade Beaver Brook Dr more often. The Board responded that they need to work on the legal situation to do the extensive work required.

A member asked if Airbnbs are allowed, and the possibility of a gift shop. The Board responded by saying there was no policy or deed restriction in place regarding Airbnbs and a gift shop would not be something LAC would manage, but we do have craft fairs in the event room.

MOTION: Trustee Exley moved approve the payment of the donation to LACC in the amount of \$20,000. Seconded by Trustee Fowler. **The motion passed unanimously>**

MOTION: Trustee Fowler moved to adjourn to executive session. Seconded by Trustee Oretto. **The motion passed unanimously.**

Adjourned at 10:16 a.m.
Wendy Staples, Secretary