

BOARD OF TRUSTEE MEETING

**SATURDAY, July 15, 2023, AT
8:30 A.M. CLUBHOUSE 2**

PRESENT: President Dave Sanfason, Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Phil Oreto, Trustee Mary Singelais, Trustee Mark Berry, Trustee Rob Berger, Public Works Supervisor Dale McMillan, Security Officer Carol Carey, and Amy Harris, Director of Finance and Administration

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

ABSENT: Trustee Alan Martel, Trustee Megann Exley

APPROVAL OF MINUTES

MOTION: Trustee Fowler moved to accept the June 17, 2023 Board of Trustee Meeting Minutes as presented. Seconded by Trustee Berry. **The motion passed unanimously.**

AUDITOR'S REPORT- FY 2023

Jason LeBlanc presented the draft audit report.

Engagement Letter

- Outlines terms of agreements and responsibilities.
- Includes adjustments and passed adjustments, which are pretty consistent year to year.
- No disagreements with management.

Management Letter

- One item that is a recurring item every year comes from the fact that as a small entity we have the auditors do some of our adjusting entries.

Financial Statements

- The Financials Statements project a pretty solid state this year. Cash is down due to investments made in equipment, improvements, and upgrades.
- Debts are being paid down consistently and timely.
- New housing starts have increased over the past several years.
- Maintenance costs are up due to roads and water mains.
- Heating fuel and gas increased over the previous year.
- Receivables are coming in timelier and collection activities are continuing.
- Cash Surplus - \$158,159 which will need to be designated.

TREASURER'S REPORT

The Treasurer reported that as of the end of June, the Overall Budget was 18.63 % spent, the Operating was 19.39 % spent and we are 16.67 % through the Fiscal Year. The Operating Account showed a balance of \$ 51,744 the CD Money Market Account had a balance of \$ 1,215,576 and Petty Cash showed a balance of \$300.00 for a total of \$ 1,267,620.

MOTION: Vice-President Fitzpatrick moved to accept the Treasurer's Report as presented. Seconded by Trustee Berry. **The motion passed with Trustee Fowler abstaining.**

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: We sent out 149 notices for June, three members were shut off, one remains shut off. We sent out 34 notices for July.
- Articles need to be handed in by Wednesday 7/19/23 for the Annual Meeting printing.
- We were informed of chickens on Keystone Dr. Dale went to verify and a letter was sent. Dale will go out this week to confirm they are gone.
- Surplus: The total surplus was \$158,159 of that balance \$27,945 should be put into Future Reserve. This along with the money budgeted will bring the capped amount of \$500,000. The

balance of \$130,214 should be moved to the Capital Improvement Account, bringing the balance of that account to \$130,214.

MOTION: Trustee Oreto 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.**

SECURITY OFFICER REPORT

Carol Carey Reported:

- Vision Lane is having an issue with campers using the property.
- Love Lane looks good this year, no issues with parking.
- Members who have had their water shut off using clubhouses to shower and giving attendants a hard time by not leaving at closing time.

PUBLIC WORKS MANAGER REPORTS

Dale McMillan reported:

- Grandview water main is completed.
- Road work on Magnolia has started.
- Since the last meeting we had one water main break on Summit Lane and we were just notified of a break on Lone Pine.
- Estimates for the Freightliner dump truck repairs are between \$8,000 and \$12,000. A newer used truck was estimated at \$18,000 with the old truck having a \$6,000 trade in value and our low boy trailer having a trade in of \$3,000.

MOTION: Vice-President Michael Fitzpatrick moved to spend up to 10K to trade in the old freightliner and low boy trailer towards the purchase of a new freightliner dump truck, using the Capital Improvement Funds account to pay for it. Seconded by Trustee Oreto. **The motion passed unanimously.**

NEW BUSINESS:

Heath insurance quote came back with a 1.6% increase, which was lower then expected with the same coverage.

MOTION: Vice-President Fitzpatrick moved to accept the same health care plan as presented. Seconded by Trustee Fowler. **The motion passed unanimously.**

COMMITTEE REPORTS

Water

Dave Sanfason wanted to acknowledge his appreciation for Victor Wakefield and Scott Davis as they are both retiring. We thank them for their hard work over the years. The 3rd well project is progressing. The pump motor has been installed and will produce more water than pumps 1 and 2 combined. The engineers are working on a pump house design and the goal is to the well up and running by the end of 2023.

Road

Rob Berger reported that the water lines are completed for the new homes on Magnolia. The crew has been busy widening Grandview and doing gravel work on Alice Lane.

Lake Improvement

Michael Fitzpatrick reported:

- We need people to inspect boats at the dam. The Saturday shift is 10 hours and can be broken down into 2 – 5-hour shifts. The pay is \$15 per hour. Please spread the word.
- We have 2 dash boats harvesting milfoil Monday – Friday.

Recreation

Mary Singelais reported:

- The July 4th Boat Parade was an adventure this year. The heavy rain didn't stop the fun and she would like to congratulate our top 3 winners.
 - First place: The Berger Family
 - Second place: The Crowley Family
 - Third place: The Cross Family
- The winner of the Tom Sotir Volunteer Award is Debbie Broderick. Debbie will be honored at our Annual Meeting in August.

MEMBERS CONCERNS AND APPEALS

Stephanie Simpson Lot A485: Questioned the Board about allowing chickens and what the dog leash policies were. The Board explained that the LAC Deed Restrictions state that no chickens and other livestock are allowed and that changing the Deed Restrictions would entail going to legislature, which they are not inclined to do. The leash laws are not part of our Deed Restrictions and is a Town and/or State law and therefore we cannot govern those laws.

Mark Cartisano Lot 0982: Inquired as to if there is an update on the repair of Beaver Brook Rd. The Board responded by saying that they are verifying the legality of upgrading a road we don't own.

Abraham Brody A485: Stated that he is against the chemical treatments of the Lake and wanted to discuss other options for removing the invasives. The Board responded by explaining they have been battling milfoil for the last 20 years. We have harvesting boats that manually remove the plants and boats are inspected before entering the lake at all our boat launches. This has removed approximately 50-75% of the milfoil. The Naiad is much more invasive, and the State of Maine has stepped in as an emergency response to treat the Naiad.

Sue Cartisano Lot 0982: She would like to see more people paddling on the lake to help identify plants on the lake. Trustee Berger offered his assistance with the use of his underwater drone.

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

Meeting adjourned at 9:56 a.m.

Wendy Staples, Recording Secretary