

**BOARD OF TRUSTEE MEETING
SATURDAY, September 16, 2023, AT
8:30 A.M. CLUBHOUSE 2**

PRESENT: President Dave Sanfason, Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Alan Martel, Trustee Phil Oreto, 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 Mark Berry, Trustee Rob Berger

APPROVAL OF MINUTES

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

TREASURER'S REPORT

The Treasurer reported that as of the end of August, the Overall Budget was 38.41 % spent, the Operating was 36.88 % spent and we are 33.33 % through the Fiscal Year. The Operating Account showed a balance of \$ 56,788 the CD Money Market Account had a balance of \$ 1,143.281 and Petty Cash showed a balance of \$300.00 for a total of \$ 1,200,369.

MOTION: Vice-President Fitzpatrick 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:

- Water Shut Off Notices: We sent out 35 notices for July, one member was shut off. We sent out 90 notices for August, two members were shut off. We sent out 46 notices for September.
- Lot number 1730 has requested a settlement. We collected \$9,000 and would like approval to write off the balance of interest and fees.

MOTION: Trustee Martel made a motion to write off the remaining balance. Seconded by Trustee Fowler. **The motion passed unanimously.**

- Lot number 027: Prior to the pandemic we started foreclosure action. There has been no response from the owners. **After a brief discussion, the Board of Trustees decided to proceed with the foreclosure.**
- Lot number A123 was fined \$900 for cutting down trees which were not approved. The owners appealed the decision, and the appeal was denied. During this time late fees and interest have been added to the balance. The owners of Lot A123 have paid the fine and have requested the late fees be waived. **The Board of Trustees approved this request.**

PUBLIC WORKS MANAGER REPORTS

Dale McMillan reported:

- The crew has completed 21 new water hookups with eight known hookups pending. This has put GL over budget, and a \$3500 increase was requested.

MOTION: Vice-President Michael Fitzpatrick moved to add \$5,000 from the Future Reserve to the water budget. Seconded by Trustee Martel. **The motion passed unanimously.**

- The crew has been working on Lenox Rd. The road has been built up and once the new house has been built gravel will be added to complete the road.

NEW BUSINESS:

LAC/LACC Agreement: The lawyers have suggested a more definitive cost sharing agreement between LAC and LACC. After a lengthy discussion the Board of Trustees decided that the responsibility of costs can be made on a case-by-case basis. LACC funds the harvest boats and inspectors using money received by grants, so all those costs should be billed to LACC, along with any bills pertaining to those programs.

Crew Employment Issues: The Public Works Crew is currently short-handed and with no possible prospects. We have been trying all known avenues to get applicants, but unfortunately there have been none. There is serious concern as winter rapidly approaches. Several ideas were discussed, including a backup plow contract, reconstruction of benefits to make the open positions more appealing, and the possibility of hiring on call workers. Dale was asked to explore the costs of the different options and to see if there would be an insurance issue if we hired seasonal temporary employees or as subcontractors using our trucks.

COMMITTEE REPORTS

Water

Dave Sanfason reported that the work continues on the 3rd Well and the Committee is still looking into the costs of the building but are leaning towards the crew building the shed as more cost effective.

Recreation

Mary Singelais reported:

- The ice cream event was very successful, and the pictures are up on the website.
- The events for October are the Pumpkin Event on 10/22 as well as the Halloween Light Contest which also begins on 10/22.

Real Estate

Alan Martel reported:

- Lot 1827 we currently own needs to be added to Greenspace/Common area, so we don't have pay taxes on this lot.

MOTION: Trustee Martel moves to Lot 1827 into Greenspace/Common area. Seconded by Trustee Fitzpatrick. **The Motion passed unanimously.**

- We received a request to purchase a lot from a member on Ash Court. LAC does not purchase land, but the member could donate to the community to relieve herself from the taxes and fees.
- Lot 1842/1843 we currently own, the Committee would like to sell, but needs to be added to next year's warrant. Is the Board okay with selling this combined lot?

MOTION: Trustee Martel made a motion to complete the required paperwork to add to our green space. Seconded by Trustee Exley. **The motion passed unanimously.**

- Limerick is preparing to sell their town owned lots at auction. We do not have a date as to when this will happen.
- We have had a huge number of building permits this year, we have doubled last year's numbers.

MEMBERS CONCERNS AND APPEALS

Brandon Dupaul, Lot 0312: Mr. Dupaul filed an appeal to have reconsideration for the trees that were denied on his permit. He would like to clear a small section of land so he can one day build a garage or have a lawn. His appeal was denied and once he completes a building permit for the new structure the trees will then be approved.

MOTION: Vice-President Fitzpatrick moved to adjourn. Seconded by Trustee Exley. **The motion passed unanimously.**

The meeting adjourned at 9:40 a.m.

Wendy Staples, Recording Secretary