

**BOARD OF TRUSTEE MEETING
SATURDAY, January 20, 2024, 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 Mark Berry, Trustee Mary Singelais, Trustee Megann Exley, Trustee Rob Berger, 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.

APPROVAL OF MINUTES

MOTION: President Sanfason moved to accept the December 16, 2023; Board of Trustee Meeting Minutes as presented. Seconded by Trustee Exley. **The motion passed unanimously.**

APPROVAL OF EMAIL VOTES

MOTION: Trustee Martel moved to accept the email votes pertaining to the removal of trees at Clubhouse 2. Seconded by President Sanfason. **The motion passed unanimously.**

TREASURER'S REPORT

Amy Harris reported that at the end of December, the Overall Budget was 65.90 % spent, the Operating was 65.01% spent and we are 66.67% through the Fiscal Year. The Operating Account showed a balance of \$ 49,087 the CD Money Market Account has \$ 1,120,969 and Petty Cash showed a balance of \$300.00 for a total of \$1,170,355.

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

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: We sent out 87 notices for December, one member was shut off. We sent out 47 notices for January.
- Bad Debt through April 30, 2023: The reports are showing that the past bad debt has been greatly reduced.

PUBLIC WORKS SUPERVISOR

Dale McMillan reported:

- The new leach field for the pool bathrooms at CH2 has been completed, as well as a few trees removed.
- We had two water main breaks since the last meeting, one on Arrowhead Lane and the other on Dragonfly Circle.
- There has been a leak detected in the pool area of CH2, fans are being used to try and dry out the flat part of the roof. We need to evaluate the area, brainstorm the best options for repair, and get quotes.

OLD BUSINESS

The Budget is still a work in progress. Dale and Amy met and discussed the need for two new plows and the final numbers will get added to the FY 25 Budget. The final Budget will be presented and voted on at our February meeting.

COMMITTEE REPORTS

Water: President Sanfason reported that the goal for the upcoming Fiscal Year is to complete Production Well 3.

Road: Trustee Berger reported that the Crew has been doing well keeping up with the road conditions but noted that the springtime will be busy repairing potholes throughout the community.

Real Estate: Trustee Martel reported:

- Building Permits: So far in FY24 there have been 22 building permits for new homes.

- Limerick Lots: LAC owns land that is next to town owned land, in the past we have been able to purchase abutting property from the town at a reasonable price. There are two lots that would be beneficial for LAC to own, we need to look at the costs of purchasing this land to give us more access to the area.

Lake Improvement: Vice-President Fitzpatrick reported:

- A two-year Grant has been submitted to the DEP for \$80,000 for the DASH program. CBI is not included in these funds that is a separate Grant.
- We are having the needed conversations about Niaad with the DEP to determine what treatments may be necessary this upcoming season. As well as discussing our next steps towards the treatment of Milfoil.

Trustee Berry resigned, effective immediately from his board position. President Sanfason thanked him for his service while on the Board and the Equipment Committee. The Board will appoint someone to fill the seat until the end of the term.

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

The meeting was adjourned at 9.00 a.m.

Wendy Staples, Recording Secretary