

LAKE ARROWHEAD COMMUNITY MEETING 2024 ANNUAL MEETING - AUGUST 3, 2024

Present: President Dave Sanfason, Vice President Michael Fitzpatrick, Trustee George Fowler, Trustee Mary Singelais, Trustee Philip Oreto, Trustee Megann Exley, Trustee Rob Berger and Trustee Ross-Corbett, Thomas Collins Public Works Supervisor, Amy Harris, Director of Finance and Administration, Carol Carey, Security Officer, Jason LeBlanc, CPA, and Michael Traister, Esq.

Absent: Trustee Alan Martel

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, long time Public Works member, Dave Robertson, Former Trustee, Bob Pomerleau, longtime member of our Crime Watch, Bill Juffre, as well as Susan Sanfason and Joanne Fitzpatrick.

Approval of the Minutes

MOTION: Vice-President Fitzpatrick moved to accept the minutes of the Annual Meeting of August 5, 2023. Seconded by Trustee Berger. **The motion passed unanimously.**

Presentation of Audit Report of FY 2024

Jason LeBlanc of Albin, Randall and Bennett presented the Audit Report for Fiscal Year ending April 30, 2024, and highlighted the following:

- The audit was finished in June and presented at the BOT meeting in July.
- Reported no findings or significant issues requiring modifications.
- The finances of the community continue to be strong.
- A particularly good year resulting in a surplus at year end.
- Clean Audit Report.

MOTION: Trustee Berger moved to accept the Auditor's Report for Fiscal Year ending 2024. 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 Singelais. **The motion passed unanimously.**

Presentation of the Legal Report

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

- The law firm has been representing LAC since 1975, and he has personally represented LAC for almost 30 years.
- Over the years LAC has had difficulties, but he is happy to report that with strong governance from the Board of Trustees the firm has had much fewer issues to deal with over the last 10+ years.
- Continued to work on a few matters regarding foreclosures.

President's and Water Committee Report

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

- This past March the Public Works Department saw some changes. Our Public Works Supervisor announced his retirement, and we had members of the crew give their notice. A team led by Trustee Martel, including

Trustee Oretto and Amy Harris, worked hard, putting out ads, reworking the benefit package and very soon we were able to hire Tom Collins as our new Public Works Manager. Tom worked with the team in hiring a new mechanic and crew members.

- In early April, LAC got hit with the most damaging winter storm in our history. Almost all the power lines were down and fallen trees blocked the roads preventing plows from clearing the two plus feet of heavy wet snow. CMP, working with our Public Works Crew, made a tremendous effort to make the roads passable as quickly as they could.
- With all our attention focused on restoring normalcy to our infrastructure our focus on the Well 3 project has been necessarily put on hold. We have spent ¾ of the costs and our remaining tasks include the building of the pump house, the caustic soda tank and electronics installed. Once completed Well 3 will produce more output than Wells 1 and 2 combined. I challenge the Board to keep the project going until completion.
- Lastly, with a heavy heart I announce that at the end of this Annual Meeting I will be retiring from the Board. I have been a member of this Board for 20 years and served as President for the last 15. I am proud of the progress and accomplishments we have made during those years. I want to thank the Board, the staff, and members of this great community for the kindness you have shown me.

Treasurer's Report

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

- We did have to increase dues for the past couple of years. We are dealing with the same rising costs as the individual homes in our community. Some of the largest increases are from heating oil and electricity.
- Your Board of Trustees makes 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:

- Last summer we started our herbicidal treatments for Brittle Naiad and Variable Leaf Milfoil, reports from the treated areas have shown excellent results.
- The Lake Arrowhead Palz Survey Team has been providing the DEP with reports showing where additional plants have been identified. Palz spends hours paddling the lake to identify problem areas and we thank them for their service.
- Approximately 144 acres of the lake were treated with Aqua Strike as the DEP's rapid response was utilized again this year; we also plan on a ProcettaCOR treatment this August.
- The water system has remained clear and has passed each test ensuring there are none of these chemicals in our drinking water.
- 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.

Real Estate Committee

Trustee Berger presented the Real Estate Committee Report and noted the following:

- The Real Estate market continues to be strong here. Sales of lots and homes within Lake Arrowhead have been progressing at a record pace over the last few years.
- The building impact fee continues to provide revenue to our operating capital which is returned to the community through road repair and other community projects. The Real Estate Committee is committed to seeing that the infrastructure within Lake Arrowhead meets the needs of the community and will continue to review State and local activities to react in a way best suited for residents.
- The Real Estate Committee is aware of the high rise in property tax the Town of Limerick has imposed. Trustee Berger has sent a letter personally to the town needing an explanation for this sudden drastic rise. He feels there was a lack of due process with zero clarity as to how they determined the new assessments.

Road and Equipment Committee

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

- Throughout the past year the crew has focused on repairing and upgrading roads and installing new home water connections. These are yearly tasks that require our Public Works Crew to have the appropriate and necessary equipment.
- To streamline operations and support the Public Works Department the Board approved the purchase of a Volvo Excavator and a large trailer for equipment transportation. A used dump truck was also purchased to enhance winter plowing efforts.
- The Public Works Crew upgraded the following roads, Lenox Circle, Quaker Lane, Fisher Drive, Whippoorwill Drive, Caribou Drive and Bluebird Drive. We are pleased with the progress being made.
- After an unprecedented storm in April caused significant road and tree damage the committee recommended the need to invest in a heavy – duty chipper. The Crew started to clear fallen trees and branches from our roads, beaches, and playgrounds. This effort will be ongoing for months.
- We are committed to adapting our equipment fleet to ensure LAC always has the right tools for every job. Our goal is to enhance our community services while maintaining fiscal responsibility.
- Please remember the best way to report road issues is by calling the office.

Presentation of Voting Results

Article 1

Trustee Fowler reported that there were five candidates running for election to three, three-year, positions; Mary Singelais, Rob Berger and Philip Oreto were all re-elected. Scott Sanfason will join the Board in the non-expired vacant spot.

Scholarship Committee

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

- This is the 7th year that we have been able to give back to the community and help the future of our members.
- The committee reviewed multiple submissions and selected Cameron Turgeon as the winner.
- Cameron was unable to attend the meeting, but his essay truly captured what it is like to grow up in LAC. We wish him the best on his academic journey.
- For further information on the Lake Arrowhead Scholarship please visit the LAC Community website.

Parks and Recreations Committee

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

- Our Annual 4th of July Boat Parade was headed up by Dave Sanfason our dedicated LAC President for the past 15 years.
 - First place went to the Frost Family's Las Vegas Gambling Boat
 - Second place went to the Burnham Family's Red Snapper Hot Dog Boat
 - Third place went to the Berger Family's Noah's Arc Boat
 - Fourth place went to the Crowley Family's Margaritaville Boat
 - Fifth place went to the Donofrio Family's Maine Blueberry Boat
 - Honorable mention went to the Patterson Family's Eagle Boat
 - Most Patriotic boat went to the Audet Family.
- The 11th Annual LAC Tom Sotir Volunteer Service Award was awarded to Rebecca Bonner this year. Rebecca and her husband Brian have happily lived in LAC for the last 37 years. Rebecca is a longtime volunteer with the Garden Club and maintains the lovely garden as you turn down the corner of Old Portland Rd as well as the planters by the LAC sign. Thank you, Rebecca, for all your contributions to LAC.
- Thank you to the Garden Club for all their efforts to make LAC beautiful. Please reach out to the Garden Club if you would like to volunteer.
- Thanks to two talented and professional women we have been able to offer an exercise and yoga classes at CH1. Please see the LAC website for more information.

- Please respond to our REC survey. There are QR codes around the community as well as a link on our website. We would like our members to give feedback on our Rec offerings and efforts.
- Upcoming events include.
 - Sunday September 1st – Labor Day Ice Cream Grab and Go at CH2
 - Mid-October – New coloring contest to celebrate Halloween for children. Details to follow as we get closer to the event.
 - Oct 18th– Oct 26th is the new Halloween Lights Contest
 - Dec 12th – Dec 20th is our Holiday Lights Event.

MEMBER CONCERNS:

Bill Juffre, Lot 1689: Asked if LAC can separate ourselves from The Town of Limerick and the Town of Waterboro. Michael Traister explained that elaborate laws would need to be followed, and the cost would not be worth it.

Louanne Romaneck, Lot 1025: Commented that her recent bank appraisal was 150K less than Limerick appraised her property.

Linda Friedrich, Lot 0043: Would like to start a petition to stop Limerick from moving forward with the vote to increase the property tax.

Jean Burke, Lot 0098: Commented that maybe the invasive plants in the lake could help lower the values.

Trustee Berger responded to the above comments stating he addressed all these concerns in his letter to the town and hopes to have a response soon. Vice-President Fitzpatrick commented that he has been involved with the Limerick tax process in the past and in 2014 LAC property did not go up while other waterfront property in town did. Unfortunately, the comps of recently sold property all support the rise in property values. If the vote goes through there is an abatement protocol that individual homeowners can apply and try to lower their tax.

Jean Burke, Lot 0098: Asked if there was a possibility of having a pit area for brush. The Board responded that we due to the size of crew we would not be able to maintain a member pit area.

Debbie Mousseau, Lot 1512: Asked about the possibility of resurfacing the tennis courts, and older courts converted to pickleball courts. The Board responded that we are currently looking into upgrading courts and using the earlier survey mentioned to determine the best use of older courts and the costs involved with upgrading the existing courts.

Lee Lauritsen, Lot 1969: Wanted to thank the crew for the great job they did cleaning up Island Dr.

Bill Juffre, Lot 1689: Stated that he has been a member of LAC for 50 years and he wanted to acknowledge Dave's success and the excellent job he has done as our President.

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

Adjourned at 10:20 a.m.

Wendy Staples, Recording Secretary