

**BOARD OF TRUSTEE MEETING**  
**SATURDAY, September 20, 2025**  
**8:30 A.M. CLUBHOUSE 2**

**PRESENT:** President Alan Martel, Trustee Phil Oreto, Trustee Rob Berger, Trustee Spike Ross-Corbett, Trustee Scott Sanfason, Trustee Carrie Besen-Reinart, Trustee Dylan Francis, Trustee Nanette Walton, Public Works Supervisor David Cameron, 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:** Vice-President Michael Fitzpatrick

**TRUSTEE OATH:** Trustee/Clerk, Phil Oreto swears in new Trustee Nanette Walton

**APPROVAL OF MINUTES**

**MOTION:** Trustee Phil Oreto moved to approve the July 2025 Meeting Minutes as presented. Seconded by Trustee Rob Berger. **The motion passed with Nanette Walton abstaining.**

**E-MAIL VOTES:**

**MOTION:** Rob Berger moved to approve the e-mails votes for the purchase of a truck and grader. Seconded by Trustee Carrie Besen-Reinart. **The motion passed unanimously.**

**TREASURERS REPORT**

Trustee Scott Sanfason reported that as of the end of August 2025, the Overall Budget was 37.07% spent, the Operating was 36.60% spent and we are 33.33% through the Fiscal Year. The Operating Account showed a balance of \$39,941; the CD Money Market Account had a balance of \$1,647,297; and Petty Cash has a balance of \$300.00 for a total of \$1,687,038.

**MOTION:** Trustee Phil Oreto moved to accept the Treasurer's Report as presented. Seconded by Trustee Rob Berger. **The motion passed with Trustee Scott Sanfason abstaining.**

**DIRECTOR OF FINANCE AND ADMINISTRATION**

Amy Harris reported:

- Water Shut Off Notices: In July, we sent out 36 shut-off notices, one property was turned off, but they paid and are back on. In August, we had 19 shut off notices, we shut off three, and two are back on.
- A letter was sent to the people that were reported to have chickens. They have until the 8<sup>th</sup> to remove them.
- We got a report of someone living in an RV on Harmony Ln. We sent a letter, and the homeowner contacted us to state it was temporary and that they are gone.
- The Water Office has proven to be a very costly expense. We are working on two people getting licensed but need to set aside funds to plan for the expenses.

**MOTION:** President Alan Martel moved to take \$50,000 from Capital Improvement and put it towards The Water Office expenses. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

- Lot 2211: We have offered to settle their past due account and results in a write off will be \$762.42.

**MOTION:** Trustee Phil Oreto Moved to write off \$762.42 for Lot 2211. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

- Lot 0303 is requesting the Board write off late fees and interest. He owns other properties and has purchased them while in arrears with his membership dues on this property.

**MOTION:** Trustee Phil Oreto moves to deny lot 0303 write-off request. Seconded by Scott Sanfason. **The motion passed unanimously.**

- A member is concerned that the neighbor to Beach 1 has cameras pointed at the beach.
- Text program has been launched, and we have about 240 members signed up.

## **SECURITY OFFICER REPORT**

Carol Carey reported:

- There have been quite a few concerns about dirt bikes and ATVs speeding. The sign at the end of Old Portland Road is appreciated.
- There was a car broken into on Mayfair.
- The car that had been parked on Old Country Way, impeding traffic has been removed.
- Deputy Faye told her that they are increasing patrol on New Dam Road for speeding.

## **PUBLIC WORKS MANAGER REPORTS**

David Cameron reported:

- The 2003 Grader and 2014 F-350 are now in service.
- Flail mowing of Highland and Stoney Brook is complete.
- Ditching is complete on Highland.
- Water repair has been completed on Claymore Terrace.
- Aprons on Beaver Dam and Park Ln. have been paved, and project is complete.
- Beach ropes, buoys, and channel markers have been removed, and the boats are out and being prepared for shrink-wrapping.
- The new mailboxes have been installed at Sportsman and Fisher Ln. Additional boxes will be installed at Beaver Brook and at the Victoria CPU.
- Crescent project (Phase 1 - Country to Eagleview) is slated to start Monday, September 22<sup>nd</sup>.
- Greg is taking a class for his water license, and a contract will be signed prior to the class, ensuring commitment to LAC.

## **OLD BUSINESS**

**Production Well 3 Loan:** There has been a lot of work going into getting the Well 3 project completed. Amy and Scott are working together with Partners Bank, and Scott is also going to talk with TD Bank. Currently, we are waiting for the contract to be finalized by The Water Office so we can secure funding.

## **NEW BUSINESS**

**Heat Pumps:** Quotes have been provided by Quality Climate Control, Allegiance Heat Pumps, and B&B heating. After a brief discussion, the Board agrees that the brand of heat pump desired is Mitsubishi, which eliminates B&B Heating. They are requesting a quote be re-written by Quality Climate control that includes Clubhouse 1 and then will decide between the two remaining.

## **COMMITTEE REPORTS**

### **Lake Improvement**

President Alan Martel reported for Vice-President Michael Fitzpatrick:

The Buoys, ropes, boats have all been removed and we are preparing for winter. Trustee Rob Berger added that the final reports are due for what was pulled out of the lake.

### **Road**

Trustee Spike Ross-Corbett is no longer on the Road Committee, so Trustee Phil Oreto was appointed as Chair.

### **Equipment**

President Alan Martel reported that we are looking for truck plows. At most, we are looking to spend \$5000 per plow. It will be presented to the Board when they are found and selected.

### **Recreation**

Trustee Carrie Besen-Reinart reported:

- Ice Cream Social had a smaller attendance than previous ice cream events but was very fun.
- Trivia Night has been a large success, the last one we had was the most attended yet. We ran out of seats!
- Club 1 gardens are complete and look really nice.

- Tennis courts on Ridgeway and Pond are green space, and a poll is out for members to vote for how they would like it to be utilized.
- Our 50<sup>th</sup> Anniversary Celebration is after the meeting on October 18th. There will be a time capsule, lawn games, BBQ, and there will be celebratory cupcakes for all.
- **Upcoming events**
  - Halloween Decoration Contest will be judged by the Board.
  - Trivia nights upcoming Oct 10, Nov 12
  - 50<sup>th</sup> Celebration Oct 18<sup>th</sup> 12-3:00pm
  - Breakfast with Santa Dec 13th

## **Real Estate**

Rob Berger reported:

- Limerick passed the moratorium subdivision law. This does not really impact LAC, but it is great for the town.
- The State Police have arrested three additional people at the Division Rd. house. It was even brought up at the Limerick Selectmen's Meeting that the trash is a biohazard coming from that house.
- He would like to try looking at getting some grant funding for the roads in LAC. He will do the research to see what he can do.

## **MEMBERS' CONCERNS AND APPEALS**

Phil Oreto, Lot 90: Requesting a robot vacuum for Club 1 pool. Amy Harris replied that vacuuming is a personnel matter, and we have had them in the past, but they have not been cost effective. The robot vacuums cannot be left in the pools overnight, as it ruins them.

Tom Witham, Lot 1571: Tree on the edge of his property has been hit several times by snowplows and is requesting it to come down. David Cameron will go look at it this week.

John Festa, Lot 1442: Would like to join the Rec committee. Also, someone repaired the crack on Club 1 Court themselves, and it looks horrible. Dave Cameron will go take a look at what he can do this week.

William Juffre, Lot 1670: Stated that his father called Eagle Creek about Ledgemere Dam and threatened legal action. Suggests that there should be better communication between the Board and Eagle Creek. Alan Martel stated that he will not call companies and threaten lawsuits. It is not on the Lake Arrowhead Board to monitor the Dam.

Ernest Breault, Lot 1746: Is requesting a new bench for Club 2 men's bathroom and the slip guard around the indoor pool needs to be repaired. Amy Harris will order a new bench, and Dave will look at the slip guard this week. Also, members can call the office with these types of concerns.

Carrie Besen-Reinhart, Lot 1953: Their area is having a bear issue due to the neighbors discarding food outside.

**MOTION:** Trustee Phil Oreto moved to adjourn. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

Meeting adjourned at 10:05 am.

Megann Exley

Recording Secretary