

**BOARD OF TRUSTEE MEETING**  
**SATURDAY, January 17, 2026 AT**  
**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-Reinhart, Trustee Nanette Walton, Trustee Dylan Francis, Public Works Supervisor David Cameron, and Amy Harris, Director of Finance and Administration

**CALL TO ORDER:** The meeting was called to order at 8:32 a.m.

**ABSENT:** Vice President Michael Fitzpatrick

**APPROVAL OF MINUTES**

**MOTION:** Trustee Nanette Walton moved to approve the December 2025 Meeting Minutes as presented. Seconded by Trustee Spike Ross-Corbett. **The motion passed unanimously.**

**E-MAIL VOTES:**

**MOTION:** Trustee Nanette Walton moved to approve the e-mails votes. Seconded by Trustee Carrie Besen-Reinhart. **The motion passed unanimously.**

**TREASURERS REPORT**

Trustee Scott Sanfason reported that as of the end of December 2025, the Overall Budget was 64.64% spent, the Operating was 64.23% spent and we are 66.67% through the Fiscal Year. The Operating Account showed a balance of \$58,241; the CD Money Market Account had a balance of \$1,353,791; and Petty Cash showed a balance of \$300.00 for a total of \$1,412,332.

Amy reported to the Board that the Salt GL is over budget, but we do have funds in the Sand GL which should offset the overage. The Board is good with this approach.

**MOTION:** Trustee Spike Ross-Corbett moved to accept the Treasurer's Report as presented. Seconded by Trustee Dylan Francis. **The motion passed with Trustee Scott Sanfason abstaining.**

**DIRECTOR OF FINANCE AND ADMINISTRATION**

Amy Harris reported that in December we sent out 78 Water Shut Off Notices, with two actual shut offs; one has paid and back on. There is one outstanding member whose water service is in the middle of the driveway, so we are going to continue to attempt to collect. If they continue to not pay, we will then dig up the service and shut them off. For January we had 68 shut-off notices.

**SECURITY OFFICER REPORT**

Amy Harris reported for Carol Carey, all has been well and quiet this month in our community. Confirmed with the Sheriff there have been no reports.

**PUBLIC WORKS MANAGER REPORTS**

David Cameron reported:

- Took delivery of the 2025 Chevy 2500 Utility truck and it is in service.
- We have had several challenging winter storms already.
- Two additional loads of salt were received and mixed with the winter sand.
- Work has begun on Barbara Lane
- The Crew stayed on top of vehicle maintenance; we were able to avoid replacing the transmission in truck #35 with a filter change and a fluid flush.
- Heat issues at both clubhouses and maintenance garage have forced us to change to Quality Climate Control for service work.

## **OLD BUSINESS**

### **FY 2027 Budget**

The Summary page provided to the Membership has been revised so that the two budgetary line items define donations and contributions more accurately. The Board will need to approve the Budget at the February 2026 meeting.

## **COMMITTEE REPORTS**

### **Water**

President Alan Martel reported that there was an inspection done at the site of PW 3. We are making headway and moving along on schedule. Additionally, the well project will be the only ongoing project for the near future.

### **Lake Improvement**

Trustee Rob Berger reported:

- Maine DEP has put out the application for this year for Milfoil removal. They have added an online application process which Amy has set up for us.
- Lake Stewards of Maine, is offering a free Lake inspection class if anyone is interested in taking it.

### **Equipment**

Trustee Nanette Walton reported:

- As discussed at the last meeting, we would like to get a new truck and sell the Western Star immediately.
- We would like to get rid of the other Ford 550 as well.
- Road crew would like a Tractor which would make road grading smaller sections more accessible. It will have the required attachments to have it be a very efficient machine for the roads.
- A compactor is also needed to appropriately compact the roads after repair/water leaks, which will also require a trailer.

### **Recreation**

Trustees Spike Ross-Corbett and Carrie Besen-Reinhart reported:

- Good showing at Trivia Night. It was a packed house with 57 people attending.
- Updating weight room rules to indicate you need a shirt and shoes at all times.
- There will be a Chili Cook Off on March 21<sup>st</sup>
- Easter Egg Hunt on April 4, we will need volunteers to stuff approximately 2000 eggs.
- We are attempting to get help for the Garden club. Carol and Sharon have been wonderful, and we would like to create a committee of gardeners interested in helping.

### **Real Estate**

Trustee Rob Berger reported that he reached out to the Town of Limerick regarding 3 Division Lane. Stan Hackett responded, "The Town will put out an RFP to demolish the structure. There has been no vote to proceed by the Town. The owners have hired an attorney and real estate agent to attempt to sell the property. The mortgage company has expressed interest in abating the violations but has been silent for the last two weeks. The property has been posted 'Condemned' and there have been 'No Trespassing' signs posted. The parties involved have been removing personal property by appointment only, and the State Police have been informed that there is no authorization for anyone to be on the property at night."

## **MEMBERS' CONCERNS AND APPEALS**

Lot 0471 – Stephanie Fields, thanks to Dave and crew for fixing the fire hydrant on Old Country Way.

**MOTION:** Trustee Besen-Reinhart moved to adjourn. Seconded by Trustee Francis. **The motion passed unanimously.**

Meeting adjourned at 9:11 am.

Meg Exley, Recording Secretary