

**BOARD OF TRUSTEE MEETING**  
**SATURDAY, February 21, AT**  
**8:30 A.M. CLUBHOUSE 2**

**PRESENT:** President Alan Martel, Vice President Michael Fitzpatrick, 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 8:31 a.m.

**APPROVAL OF MINUTES**

**MOTION:** Trustee Spike Ross-Corbett moved to approve the January 2026 Meeting Minutes as presented. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

**TREASURERS REPORT**

Trustee Scott Sanfason reported that as of the end of January 2026, the Overall Budget was 73.66% spent, the Operating was 73.39% spent and we are 75% through the Fiscal Year. The Operating Account showed a balance of \$40,840.00; the CD Money Market Account had a balance of \$1,264,758.00; and Petty Cash showed a balance of \$300.00 for a total of \$1,305,898.00

**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:

- 3 Division - This location has been listed for sale, and to recoup some of the back fees owed, it is proposed LAC accepts the amount of \$10,697.00 from this potential sale.

**MOTION:** Vice President Michael Fitzpatrick moved to accept an amount of \$10,697.00 from the potential future sale for 3 Division Dr. Seconded by President Alan Martel. **The motion passed unanimously.**

- Lot 0055 Waterline Replacement invoice was submitted from William Ham (owner). This is the result of his service from the box to his home freezing, which is the member's responsibility. After a brief discussion, the Board agreed this is solely the responsibility of the homeowner, and the Board will not pay.
- The Lot 2212 settlement has been received and we to write off the remaining balance.

**MOTION:** Trustee Scott Sanfason moved to accept the write off for lot 2212 in the amount of \$29,185.30. Seconded by Trustee Phil Oreto. **The motion passed unanimously.**

**PUBLIC WORKS MANAGER REPORTS**

David Cameron reported:

- Work continues on Alice/Grace/Barbara Ln. with clearing to Rt. 5 and will do so as time permits.
- As of 2/16 the sale of the Western Star is pending a bank closing date of 2/18 at a sale price of \$125,000.
- Winter sand/salt has been mixed, leaving us in good shape for the remainder of the season.
- Loam screening will begin in the coming weeks to be prepared to supply the new well with what is needed, as well as what can be available for sale.
- With the recent water main issues on Whippoorwill Dr, Crescent Ln, multiple on Mayfair way, and Tower; We are evaluating our preparedness and what we need for tools, equipment, parts and pipe in stock for attacking future breaks with such a large range of different piping we have in the ground.

**OLD BUSINESS**

**FY 27 Budget approval**

**MOTION:** President Alan Martel moved to accept the FY 27 budget with Membership Dues increasing 5% putting House Lots at \$1,333.00, Undeveloped Lots at \$929.00 and Extra Lots at \$204.00 annually. With an annual interest rate of 15%. Seconded by Vice President Michael Fitzpatrick. **The motion passed unanimously.**

## **NEW BUSINESS**

### **Venmo Policy**

The new Policy for the Venmo account set up specifically for Recreation Committee donations was reviewed. This is to be used for donations specific to the Rec Committee only, and NOT for payments, LACC donations, etc.

**MOTION:** Trustee Scott Sanfason moved to accept the Venmo Donation Policy as presented. Seconded by Trustee Carrie Besen-Reinhart. **The motion passes unanimously.**

### **ADU (Accessory Dwelling Units) Policy**

This was reviewed several times over recent years, and we now have a definitive policy/definition in place. This policy will be made available on our website under policy/forms.

**MOTION:** Trustee Rob Berger moved to approve the Accessory Dwelling Unit (ADU) Policy as presented. Seconded by Trustee Spike Ross-Corbett. **The motion passed unanimously.**

## **COMMITTEE REPORTS**

### **Water**

President Alan Martel Reported:

- The focus has been on the Production Well 3 project, which is coming along nicely. We are on schedule and expect the project to finish up in the Spring.
- Thank you to the Public Works Crew for working so hard during these last particularly challenging main breaks. They worked around the clock, and got the job done, proving we have a solid crew to serve our community.

### **Lake Improvement**

Vice President Michael Fitzpatrick reported:

- The application for the Grant from the DEP has been completed and has been submitted.
- DEP has stated they are focused on DASH remediation this year, and do not plan to treat our lake with the chemicals. Mike is in discussions as to why, and is trying to protest this decision, as the chemical treatments have been highly effective for our lake.

### **Road**

Trustee Phil Oreto Reported:

- Winter continues to challenge our crew, who have done an excellent job this year at keeping up with the plowing and winter road maintenance.
- Reminder that we can all do our part by slowing down over our roadways during this time of year. This helps prevent potholes and keep the roads passable through the mud season.

### **Equipment**

Trustee Nanette Walton reported:

- We are pleased to report on the sale of the Western Star for \$125,000K.
- There is a need for a compactor/road roller so the crew can maintain and compact the roads properly. It will also help put the roads back properly after main maintenance. Requesting permission from the Board to start shopping and will provide examples with pricing for purchase approval.

### **Recreation**

Spike Ross-Corbett reported:

- The gym equipment was recently moved, but members were not happy with the change, so everything will be returned to the correct placement this week.
- The 2<sup>nd</sup> treadmill in the Cardio Room needs to be replaced, as it is causing safety issues
- Upcoming Events:
  - 3/20 - Trivia Night
  - 3/21 - Chili Cookoff
  - 4/4 - Easter Egg hunt on OPR
  - 4/17 - Trivia Night

## **Real Estate**

Rob Berger reported:

- There is concern that there has been a young girl observed on 3 Division, with no known whereabouts currently. The Town of Limerick and State Police are involved.
- Rob is working with some representatives to discuss issues concerning SRCC (Saco River Corridor Commission) and their rules. There will be a meeting held at CH2 in April (tentatively) to discuss logistics around this.

## **MEMBERS' CONCERNS AND APPEALS**

**Dana and Sheena Brown Lot 1778** – Would like to build a unit on to their existing garage for their mother. This is to be attached to the opposite side of the garage as the main house will have a separate entrance, and shared garage. Members of the Board explained that this fits the description of an Accessory Dwelling Unit (ADU) which is not allowed in Lake Arrowhead per the Deed Restrictions. It is encouraged that members submit plans for approval and go from there since there has been nothing submitted in writing.

**Pat Lyons Lot 1400** – Would like to make sure the crew has all they need to fix main breaks in a timely manner. She is aware this break on Crescent was due to a bleeder valve not being opened and wants to make sure there is a plan moving forward to prevent this from happening again. David Cameron has a plan in place to identify equipment that will be helpful to have on hand to better be prepared for main breaks and indicated that there will be an update on how the bleeders are maintained.

**James Exley Lot 2093** – Shared some helpful suggestions to assist the crew in helping prevent main breaks, and preparedness to respond to main breaks.

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

Meeting adjourned at 10:12 a.m.

Meg Exley  
*Recording Secretary*