

ANNUAL MEETING
SATURDAY, August 1, 2026, AT
9:00 A.M. CLUBHOUSE 2

PRESENT: President Alan Martel, Vice-President Michael Fitzpatrick, Trustee Phil Oreto, Trustee Rob Berger, Trustee Scott Sanfason, Trustee Dylan Francis, Trustee Nanette Walton, Trustee Su Cartisano, 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 9:02 a.m., President Alan Martel announced a Quorum, Trustees introduced themselves to the attending members.

APPROVAL OF MINUTES - MOTION: Trustee Phil Oreto moved to approve the August 2025 Annual Meeting Minutes as presented. Seconded by Trustee Dylan Francis. **The motion passed unanimously.**

AUDITORS REPORT

Nicole Davis with Albin, Randall & Bennett Reported:

- After a two-week audit process, LAC procedures were found to be standard with no issues.
- The balance sheet remains strong.
- An operational surplus has been dedicated to future reserves and capital improvements.
- LAC remains a financially healthy organization.

MOTION: Trustee Phil Oreto moved to accept the Auditors Report as presented. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

MOTION: Vice-President Fitzpatrick moved to continue utilizing Albin, Randall, & Bennett as LAC's accounting firm. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

ATTORNEY'S REPORT

Michael Traister with Murray, Plumb & Murray Reported:

- It has been a quiet year, reflecting strong stewardship by the Board.
- Monitored potential lot sales by the Town of Limerick.
- Foreclosures continue, however they have been slowing down over the last years.
- No significant issues this year.

PRESIDENTS REPORT

President Alan Martel Reported:

- Infrastructure continues to improve; the Public Works Crew is fully staffed, and the equipment continues to get upgraded, significantly improving the overall age and reliability of our fleet.
- We have built a solid Public Works Crew that supports one another and continues to gain valuable experience.
- The Crew has made significant improvements to our roads including grading, extensive ditching, and widening roadways in key areas to improve drainage, and safety.
- Production Well #3 is nearly completed, providing a valuable investment in the future of Lake Arrowhead.
- Key areas of our Water infrastructure will continue to be addressed as we move forward, with notable accomplishments being the completion of the Crescent Drive water main improvements on both sides of the road and permanently taking the old Caribou pump house offline. An issue that had been identified as a concern for many years.
- Lake Arrowhead remains in a strong position. We continue to invest in our infrastructure, maintain our facilities, and make thoughtful improvements that will benefit our members for years to come.

TREASURERS REPORT

Scott Sanfason Reported:

- Financial health remains strong, as verified by the auditors.
- The Board remains committed to balancing fiscal responsibility with the needs of our community.
- Reserves remain healthy, providing an important safeguard for unexpected expenses while supporting planned improvements to our roads, water system, and community assets.
- Looking ahead, we will continue to focus on maintaining strong financial reserves, investing wisely in our infrastructure, and managing Association resources responsibly.

COMMITTEE REPORTS

Lake Improvement

Vice President Michael Fitzpatrick reported:

- DEP informed us that no herbicidal treatments are planned for the Summer of 2026. They have requested a full survey complete on Lake Arrowhead of all previously treated areas over the past three summers in conjunction with our PALZ team.
- The DASH team has been working on identifying regrowth in the area of Brown Brook by the entrance closest to Enterprise Rd. Additional work was directed by the DEP to take place in Bay Cove.
- The battle is far from over. The lake continues to improve, but it will take some time. I remain in constant communication with the DEP to push for further treatment opportunities.
- Please continue to support LACC, as it helps fund the improvements to the lake.
- Fundraising is an integral part of supporting the Lake. This year's Golf Tournament was the largest yet, raising over \$7,000.00. With an additional \$1,000.00 in raffles.

Real Estate

Trustee Rob Berger Reported:

- We continue to work with the Town of Limerick who have approximately 150 lots that will be released to realtors for sale. Limerick anticipates twelve lots per year will be sold. Parcels with no access to available potable water or on "paper roads" will not be up for sale.
- The LAC Real Estate Committee now has representation on the Limerick-LAC Town Committee for dealing with the Town owned lots.
- We continue to monitor real estate sales and development throughout the LAC Community. Our office staff has a keen eye on the goings-on throughout our beautiful community and provides excellent communication to potential new developers and new homeowners.

VOTING RESULTS:

President Alan Martel Reported:

There were three spots open this year; and three on the ballot. Terms are as follows:

- Alan Martel (3-year term)
- Justin Goia (3-year term)
- Michael Fitzpatrick (3-year term)

Recreation

Trustee Robert Berger Reported:

- The goal of the Recreation Committee is to bring the community together with events, such as Trivia night, Community Clean Up, the 4th of July Boat Parade/Barbeque, Pickle Ball Clinics, etc.
- Thank you to all the volunteers that help make all our events a complete success.
- Garden Club is an anchor of the community and has many years of experience beautifying our public areas. A big THANK YOU to them.
- Upcoming events
 - August 14, Trivia Night
 - September 5, Ice Cream Social
 - September 18, Trivia Night

12th Annual Tom Sotir Volunteer Award

Trustee Rob Berger presented James Mikulski with this year's Tom Sotir Volunteer Award, his involvement and efforts put into every event are well appreciated.

Equipment

Trustee Nanette Walton reported:

- LAC's Equipment Cis dedicated to keeping the workhorses of the community operational so that the roads, water, and recreational components of our community operate smoothly.
- This year we took a hard look at our inventory to determine each item's status and importance to the purpose of keeping the roads, waterlines, and amenities operational and functioning.
- We purchased a tractor this year that will help keep the roads maintained by doing "spot" repairs clean up after the grader has done a full road rehab.
- The Crew continues to demo loaners from equipment dealers to see what additional tools will help keep the community running. Thank you, Dave, and the Crew, for your continued efforts.

Scholarship

Trustee Dylan Francis reported: Every year some of our young members submit an essay for selection of our Annual Scholarship of \$1,000.00. We received an impressive response with five applicants to choose from. Cambria Capici is this year's recipient. Thank you, Cambria, and we wish you the best on your academic journey.

Communications

Trustee Dylan Francis reported:

- Our inaugural year has been focused on strengthening the systems that connect our staff, amenities, and our membership.
- We expanded our texting platform, launched our Community Reporting Form, and introduced Digital Waivers for amenity use. A significant step forward in transitioning into the future.
- Modernizing our communication pathways helps us operate more effectively and ensures that residents receive timely, accurate information.

Recognition to Tracey Dupaul for an impressive Thirty years of service and dedication as our Clubhouse Attendant.

MEMBERS CONCERNS

Lot 0098, Jean Burke: Thank you to Trustee Berger for getting on the Limerick Real Estate Committee. Is it known how many lots there are in total for sale, or is there any more information in general? Trustee Berger explained that there will be more information available at the next meeting, as they are still researching these lots.

Lot 1482, Jacquelyn Elliott: Thankful to have Trustee Berger on our Board with his skill set to help represent Lake Arrowhead. With several years' experience of environmental advocacy, representing this community would be a pleasure. Presented a sign-up sheet to request more information about contamination by the landfill and how it may affect our community.

Lot 0982, Mark Cartisano: Invites volunteers to the PALZ program. Suggests that paddlers check out their own areas of the Lake and report back with any information to assist with surveying the lake.

Lot 1459, Lena Wright: Where are we with maintaining tennis courts? President Martel explained that the priority is water first. The demands of putting in the new well, and other community needs come as priority. There are no resources left to replace/overhaul the courts. They are maintained and cleaned by our staff.

Lot 1667, Marshal Reber: Does it take an act of Congress to increase dues more than 5%? The Board explained that yes, it does. Which is even more reason the Board concentrates on analyzing community spending and priorities.

Lot 1388, Dave Sanfason: ETA on Well 3 Completion? President Martel stated that it should be within the next few months.

Lot 1689, William Juffre: Suggestion to get another generation involved in crime- watch. If you know of someone interested, please get them involved.

MOTION TO ADJOURN: Moved by Trustee Berger. Seconded by Vice-President Fitzpatrick. ***The motion passed unanimously***

The meeting adjourned at 10:11 am.

Meg Exley, Recording Secretary