

Mountain View Shores Association

General Meeting

July 31, 2021

Members Present:

- 3 Officers: Ron Cotner, Estelle Gore, Karen Gellatly
- 4 BOD Members: Tom Gore, Gunter Schramm, Tracy Gaudet, Rich Melanson
- (2) BOD Members Absent: Peter Baxter, Jim Maguire
- (1) Non-Members: Debbie Dunnells, bookkeeper
- 16 Members: Marie Carey, Sandra Doherty, Bob & Anne Gamer, Bill & Cindy Karaoldies, Jim & Janet Legere, Jeff & Barbara Russell, Maggie Schramm, Jon & Kelley Sewell, Charlie Whiston, Randy White, Nick Dube

23 members attended, representing 16 out of 55 lots

9:37am: meeting came to order

TOPIC I:

- Ron mentioned that there is a sign in sheet being passed around.
- Ron asked each member introduce themselves – names only

TOPIC II:

Horn Pond Association – Robin Ketterer

- Robin discussed:
 - Robin is co-president of HPA
 - Website: Horn-Pond.org
 - HPA also has a facebook page
 - HPA T-Shirts @ \$15/each
 - Karen showed the group what it looked like
 - HPA annual dues are \$50 and that there are not many dues coming in.
 - HPA is a voluntary organization
 - Dues goes towards such things as:
 - water quality testing
 - lake host for the weekends of July and August at the public launch
 - not currently being done due to lack of dues
 - cost would be approximately \$2K/2 months for monitor
 - HPA annual meeting is August 8th at 11:00 am at Tony & Regina house @ 153 New Bridge Road
 - Horn Pond clean up day is coming soon and volunteers are needed, Robin will advise date via email and HPA website

- Water level went up do to intake from Wilson Lake
- Wilson's lot on the NH side has 38 acres. This may come up for sale
- Donahue's acres were donated to the Town of Wakefield
- The Horn Pond Association is desperately seeking volunteers to assist with the following positions:
 - **Lake Host Coordinator**-Connecting with AWWA and NH Lakes to set up a lake host program which would put lake monitors at the Boat Launch for the months of July and August to ensure boaters are aware of cleaning their boats before entering a new body of water to prevent invasive species. More specific details can be obtained if interested.
 - **Invasive Species and Water Quality Monitor Coordinator**- Be the point person for York County Invasive Species and the UNH water quality testing. This is a minimal time commitment but being the point person for any updates and coordination of testing efforts and invasive species plant paddles.
- Ron mentioned that the HPA is in contact with the state regarding water levels.

TOPIC III:

Listing of Corporate Officers

- Ron listed the corporate officers as nominated by the Board
 - Ron mentioned one vote per lot
 - Ron mentioned Karen moving from Treasurer to Secretary, which left the Treasurer position open
 - Positions:
 - President: Ron
 - Vice President: Estelle
 - Secretary: Karen
 - Treasurer: Deb Dunnells (our bookkeeper)

Member Vote to Accept Corporate Officers:

Ron asked for a motion to accept of the above officers.
Maggie Schramm made the motion. Sandra Doherty seconded.
Motion was accepted by the majority of raised hands.

TOPIC IV:

Review and list Board of Directors

- Ron:
 - introduced the BOD:
 - Tom, Gunter, Rich, Tracy and Jim
 - informed members that Peter resigned
 - informed members that we will vote for the next BOD via secret ballet at the end of the meeting when he entertains the motion.

- Mentioned there were not enough members interested in the past and now we know of three who are interested in being a BOD
 - Joe Salusti
 - Ron read a statement from Joe, and why he was unable to attend the General Meeting
 - Paul Thurston
 - Paul was not at the meeting
 - Kelly Sewell
 - Kelly was at the meeting and spoke about why she wanted to be on the BOD

Member Vote to Accept existing BOD:

Ron asked for a motion to accept of the above BOD as it currently is without Peter Baxter and will vote later in the meeting for a new BOD member:
 Jon Sewell made the motion. Jeff Russell seconded.
 Motion was accepted by the majority of raised hands.

TOPIC V:

Approve 2020 Minutes

- Ron:
 - Stated minutes from last year are on the web page for review.
 - Deb mentioned that the minutes were also mailed out last year

Member Vote to Accept 2020 Minutes:

Ron asked for a motion to accept the minutes from 2020
 Estelle Gore made the motion. Sandra Doherty seconded.
 Motion was accepted by the majority of raised hands.

TOPIC VI:

Treasurer's Report

- Deb:
 - Stated financial reports are already posted on the web site for review.
 - Provided a summary:
 - \$13,321.79 balance as of June 30th
 - \$916 in outstanding dues
 - Two liens are going to be filed
 - Discussion ensued regarding if homeowners are notified of lien being filed.
 - Ron informed that home owners will receive a registered letter as notification of intent to file lien and liens only filed if two years are in arrears.

- Tom mentioned that the lien is not executed until the house is sold. No other action is taken
- Ron mentioned that the dues are now sent out early and due September 4th

Member Vote to Accept the financial report for FY 2021:

Ron asked for a motion to accept the financials from 2020
 Charlie Whitson made the motion. Sandra Doherty seconded.
 Motion was accepted by the majority of raised hands.

TOPIC VII:
Old Business

- Ron:
 - Dock:
 - Rich Melanson is responsible for overseeing the dock being put in and taken out.
 - Moorings:
 - Tom will speak about moorings later, but mentioned that the lake is owned by the state and it is a public body of water, people can moor boats wherever they want. We, as MVSA, ask members to use common sense and give space to other members to launch and bring in their boats
 - Common Property:
 - MVSA owns a five acre parcel by Youngs Ridge & New Bridge roads that is being Harvested
 - Justine Brasil had a lot of trees come down at the last microburst that adjoins this.
 - Properties Sold / New Members
 - Tracy & Ray bought Beth Watson's lot
 - Randy & Linda White purchased the lot next to the Gore's previously owned by Arthur & Donna Dufresne.
 - Karen will hand out new stickers without dates so they can be used in years to come.
 - Gate
 - Last year the members in attendance decided that the gate to the launch was to be locked at all times, the primary purpose was to keep non-members from using the ramp in the winter
 - There has been no vandalism since the gate has been kept locked, but that might not be related.
 - Shared that there has been BOD level discussions regarding keeping the gate locked at all times and do we need to?
 - Animated and passionate discussion ensued among members regarding Locked/Unlocked/Open/Closed

Member Vote to Accept Gate locked when Dock is out of Water:

Tom Gore made a motion that the Gate be closed and locked from the time the dock comes out in the fall until it goes back in the water in the spring

Sandra Doherty seconded.

Motion was accepted by the majority of raised hands.

- Ron told members to bring any issues to him regarding non-members using the launch as well as that voting is for the Corporation and the future of MVSA, not the existing homeowner's. The members can vote year to year regarding the gate
- Rich Melanson will remove and keep the lock when the dock goes in and place the lock back on when the dock comes out.

Member Vote to Accept Gate unlocked when Dock is in Water:

Tom Gore made a motion that the Gate be closed but not locked from the time the dock goes in the water in the spring until it comes out in the fall

Randy White seconded.

Motion was accepted by the majority of raised hands (by one vote):

Yes, keep unlocked = 8, No = 7 keep locked

TOPIC VIII:
Board Reports

- Tom:
 - Bridge on Canal Road is now open
 - The culvert on New Bridge Road by the Canal Road bridge is the Town's responsibility
 - A lot of silt is filling up at the bottom of the lake and could be coming from the culverts on Canal Road
 - Mt. View Drive:
 - Clarification of culverts and drain swales
 - Culverts are pipes that are under the road
 - Drain swales are the ditch along the side of the road
 - Drainage is 50% of maintenance of Mt. View Drive
 - Drain swales are filled with debris (which is not a good idea) and are owned by the association – not the homeowner.
 - Don't dump leaves in the drain swales and clean out if you filled them in
 - Don't clean out swales otherwise because natural debris is necessary during rainstorms and inhibit the sales from carrying silt into the water
 - Drainage must be maintained
 - Tom has cleaned out culverts on Mt. View Drive but maintaining sufficient debris
 - Concern of snow mobiles using Mt. View Drive when ice is melting since it causes ruts and the ice won't drain off the road properly
 - Three culverts on Mt. View Drive will need to be replaced. The BOD has approved him (Tom) to talk with someone about replacing and/or repairing them.

- One culvert will be expenses and it is also partially on private property.
- Cutting of some of the trees on Mt. View Drive because:
 - Tree roots go under the road. When the tree dies, the roots rot and the road may need to be replaced
 - Tree bow down and block some of the road and power lines
 - Tom is looking for volunteers
 - Jeff Russell, Jon Sewell, Bill & Cindy Karaolides, Tracy Gaudet, Jim Legere and Charlie Whiston raised their hands
- Harvest of the two lots is taking longer than expected. It is muddy due to the amount and frequency of rain which makes it difficult for trucks to drive on the lot
- Ash tree borer exists in Acton and it will kill other ash trees
- Mooring: anyone can moor anytime unless the town restricts it
 - Boats have drifted off their moorings
 - Suggestion: use a short heavy chain (10 feet) and tie to a 200 pound anchor (the bigger the boat, the heavier the anchor). The chain lying on the bottom of the water prevents the anchor from moving. Another option is use a rope and attach weights every few feet.
- Rich:
 - The water is in excellent shape.
 - He works with Laurie Callahan.
 - They conducted a two day study, two years ago with three others.
 - Plants are very healthy
 - Water is clear
 - There was a question regarding the algae:
 - Rich said Metaplxtan algae dissipates in the water
- Jim (Ron spoke on his behalf since Jim could not attend)
 - Beach: keep pets on leash
 - Pick up pet poop, cigarette butts, garbage
 - No open fires allowed on beach
 - The Rope defining the swimming area is in good condition
 - The swim float is also in good condition
 - Non members must be accompanied by a member on the beach at all times
 - The float will be taken out on September 16th and Jim is requesting volunteers to help
 - Discussion regarding the grass in the sand along the shore line of the beach:
 - Someone suggested covering the grass with sheets of plastic to see if it will kill the grass
- Gunter:
 - The 15 mph signs are up on both ends of the road
 - Wording regarding minors must be accompanied by an adult has been added to the sign on the path to the beach
- Tracy
 - Jochen Meissner set up the website
 - 26 individuals have registered

- Reviewed what was on the website
- Handed out a copy of the first page
- Emphasized using the website for obtaining information
- Mentioned vendors are not endorsed by MVSA

Vote and/or Motions on BOD Reports:

None needed

TOPIC IX:
New Business

- Late Fees:
 - Tom addressed late fees and the rate for 2021 will be approximately 8%.

Member Vote to accept approximately a 8% rate:

Tom made a motion to accept the state maximum rate

Gunter Schramm seconded

Motion was accepted by the majority of raised hands

- Annual Dues
 - Tom said:
 - Dues are \$100 this year and due by September 4th.
 - Dues are charged to each lot per the original sub division
 - BOD has discussed making a change in future years

Member Vote to accept existing \$100 dues:

Tom made a motion to accept the \$100 per lot dues

Jon Sewell seconded

Motion was accepted by the majority of raised hands

- Restrictions & Covenants
 - Tom stated that he wants to propose changing the wording as adopted at last year's annual meeting by adding the wording in bold below:
 - No engineered structure shall be constructed, ***altered or removed*** on Property owned by the Association without a written and recorded grant from the association. Curb cuts may be constructed by a contractor acceptable to the Association, or as designed and inspected by a professional civil engineer licensed in the State of Maine.

Member Vote to accept wording as adopted at last years meeting:

Tom made a motion to accept the above wording to the Restrictions & Covenants

Charlie Whitson seconded

Motion was accepted by the majority of raised hands

Member Vote to accept new additional wording as mentioned above:

Tom made a motion to accept the above wording to the Restrictions & Covenants

Gunter seconded

Motion was accepted by the amount of raised hands required for accepting the motion.

- Karen opened discussion about leaving vehicles, trailers and boats on the ramp since it has been a concern to some members. Karen mentioned she does not use the ramp on a regular basis and has no personal interest.
- There was a truck parked as recently as two weeks ago and the trailer was not off to the side which would have inhibited another member launching their boat.
- It was decided that it is OK for any member to leave a vehicle, boat and/or trailer on the ramp as long as it was off to the side. This could change if it becomes an issue.

Member Vote to accept restricting parking on the ramp:

Karen made the motion to restrict parking on the ramp

Tom seconded.

Motion was not accepted by the majority of raised hands

TOPIC X:

Adjourn

Ron made a motion to adjourn the meeting

Meeting was adjourned at 11:50am

POST MEETING:

Member brought their secret ballot forms to Karen for the new BOD member and handed them the stickers.

Karen and Deb counted votes. Kelly Sewell was voted in as new BOD member