

Homeowners general meeting

July 7th, 2019, 10:00 am at Jewish community center.

Meeting called to order at 10:05.

In attendance 35 homeowners and proxies sent in from over 30 additional households. Quorum available.

Chaired by president Tom Bartis until 10:45 and then by Patty Cogswell VP.

Minutes of last year's meeting moved by Patty Cogswell, seconded by Murray Vasilevsky. Approved.

Treasurers report:

In Jane Carroll's absence Tom read her report. Budgets available on request

Membership for 2018 was over 90 homeowners.

Budget allows for the more thorough invasive species dive this year.

Additional amount set aside for liability insurance, and expenses for potential donation of land to LLHOA.

New By laws:

We now have 501c charitable not for profit status.

Special thanks to Patty Cogswell for getting the paperwork done and the 501C so quickly approved.

Draft of new by laws were sent out to membership for approval. Short discussion ensued.

Adrian Bernagessi. Question on dues and special assessments - change of dues should be general membership.

Amendment proposed: The board of directors may propose to the general membership from time to time an increase of dues or special assessment, and this increase needs to be approved by the general membership.

Small typo correction- Page 4 article 29 'she or he'

Moved by Patty Cogswell. Seconded by Judy Cox All approved. None opposed. .

Land donation,

Tom explained that a group of homeowners who wish to remain anonymous, would like to buy from Loon Gulf the land including the beach from Happy Days, around twin pines and all the way to the boat launch area. They would then donate to the LLHOA all the beach and boat launch as well as a 50 foot strip of shoreline from end of beach to the boat launch. This would be dependent on the survey results and APA approval Discussion ensued on liability, financial responsibility. Tom Bartis explained that there should be no property taxes as we are now a 501c corporation.

In our budgets, the LLHOA has allowed going forward increases for the liability insurance and to include insurance for land ownership.

As well, we have been doing the maintenance without legal rights all these years anyways so we don't foresee major increases in costs.

Proposal by Patty Cogswell, that, assuming the survey plan and APA approval, we accept donation of beach land, and Murray Vasilevsky seconded to approve.

Vince Pagano asked about need for additional liability question and explanation on servitude or the original owner- donors, and exclusive rights of passage for all those with beach right access.

Association will respect exclusive rights to deed holders with beach rights and not allow outside users.

Questions on existing docks in the area and do they get grandfather rights?

Judy Cox asked-Can't we allow nice docks and make it nice so it gets enjoyed by all the homeowners. These questions to be reviewed by the legal committee after the survey plan and before final acquisition.

Brenda Gewurz and Murray Vasilevsky added that servitude should restrict building of any permanent structures on the land donated and with servitude to the donors.

Deeded rights now but with longer shoreline APA bylaws should be allowing more owners. Access to beach restricted to those with deeded rights.

Passage allowed as an easement for beach users and owners. This is not a public beach- rights are for those with deeded rights only.

Murray moved that we accept approval of sale subject to APA and survey etc. with a restriction on permanent structures, David Wechsler seconded.

Unanimously approved.

David W. Suggested we also Approve 501C status, approved.

Common Beach:

Brenda Gewurz commented that canoes and boats on present beach are crowding area.

Patty suggested racks. Judy Cox is head of beach committee. Judy arranging two clean up days. Asking all to add names on the boats, so we can clean up old boats. Perhaps sticker from homeowners association can be added to boats that are permitted access.

Also leave a path to walk among the canoes so we can move them into water.

Owners should be restricting renters from bring in motor boats. We don't have a boat wash here and they can bring in invasive species.

Stickers on the boat but should also give renters a pass so we now that it is not a real outsider.

Dana? we need boat and beach rules printed so we can give them to our renters.

Sylvia Karmen will put rules in newsletter.

Good and Welfare:

Question on cell phone service Spectrum- Not likely in the short term

Bugs this year....we should look into spraying. Tom will ask about this possibility at the Vermontville town hall meeting.

Elections:

5 candidates were running and three were elected to the Board of Directors, as follows

Paulette Burns

Karl Smith

David Wechsler elected

Tom Bartis re-elected

Patty Cogswell re-elected

Meeting adjourned at 11:30 am

