



# Lake Mont Pines Homeowners Association

## Board of Director's Meeting Minutes Saturday-September 3, 2022 Lodge Conference Room

**Call to order:** The meeting was called to order at 10:06 a.m. by President Fred Jacobus.

### Roll Call

Fred Jacobus - President	Present
Elis Imboden – Treasurer	Not Present
Ken Grimes- Vice President	Present
Bill Lent – Secretary	Present
Greg Casselberry	Not Present
Mark Walker-Director	Present
Laura McGeech	Present
Jerry Marcotte	Present

**Agenda Review:** No items added.

### Members in attendance:

**Approval of the minutes:** Mark made a motion to accept the minutes from the 2021 Annual Meeting, Second by Ken, approved unanimously.

**President's report:** Fred reflected on the past year and felt we did quite a bit with a modest budget. The HOA revenue is approximately \$200,000 annually. The last two years we have had a budget surplus and still added a commercial kitchen, complied with new state requirements for dams, had extensive tree work done around the lake and had a robust summer program. Bethany has done a great job with limited staffing; we made it through another summer with the old paddle boats, but the replacements are due to arrive soon. She employs local teenagers as lifeguards and maintenance, they have been great. We do have some concerns to address like after hours security and maintenance. The reserve fund will pay for many of the maintenance projects like the parking lot and lodge roof. Our collection process has improved, we only have 4 long term past due accounts currently.

### Managers Report:

#### Financials:

**Compliance Committee:** Mark Walker recounted the evolution of the Compliance policy. It started as a short-term rental issue which prompted the current Incident Report and now to a more comprehensive compliance policy. The Compliance process will include warnings, fine structure and potential loss of lake privileges. There are only a couple of problem rentals. There are approximately 55 short term rentals or about 11-12%, there was a huge increase during the pandemic and they are decreasing now.

**Architectural Committee:** Mark reported that there is still work getting done without committee approval. Homeowners need to get approval on projects like painting or deck prior to initiating work or they may end up repainting.

**Maintenance:** Ken talked about the downed trees and the one tree left in the lake, on the advice of Fish and Wildlife, as a turtle habitat. We have been testing the water for algae, level have been consistently low, harmful blue green algae

has not been detected. Coliform is below acceptable limits. We will be installing the new silt fence in the fall. We removed sand from the beach area 2 years ago and followed the lake biologists' guidelines. The lake is in great shape, but lakes have a lifespan so maintenance and care is essential. The geese are back, if you have a dog that can help check in with Bethany about it.

**Open Forum:** There was a request to have some mechanism for members to donate items to the lodge like ping pong tables or shuffleboard. There was a concern about after-hours activities around the lake and trash disposal, people are leaving trash on top of the dumpsters and critters are getting it. There are also dogs running loose, cameras were suggested, they are inexpensive, cheaper than in person security. Members were encouraged to use the online Incident Report, it is the best way to document and initiate action. Lynn Glocker suggested using volunteer members as security personnel and providing vests as identification. A volunteer committee was also suggested that could help with maintenance like the lake maintenance.

There was a brief discussion on winter and summer power outages and whether a back up generator would be an asset. There was concern about installation and operating costs. Members generally felt the dues were low for the HOA, the last increase was in 2018, an increase could support future improvements.

Motion to adjourn by Mark second by Laura, meeting adjourned at 11:42

**Future 2022 Meeting Dates (3<sup>rd</sup> Saturday of the month @ 10:00am except where noted)**

Respectively Submitted by William Lent, Secretary