



AVIA Meeting Minutes for August 30, 2014

Attendance: Carolyn Bird, Arthur Bradley, Marylou Bradley, Tom Colarusso, Joe Coletti, Eleanor Fieldhouse, Jon Friend, Judy Friend, Don Gallucci, Jennifer Gallucci, Art Goldsmith, Barbara Ham, Dave Ham, Patti Howard, Paul Howard, Jeff Huston, Jim Knox, Sheila Malia, Tom Mayo, Betty McInerney, Bob McLintock, Charlotte Moore, Dave Moore, Pat Redding, Stephanie Redding, Ruth Ross, Bridget Sarris, Jack Simpson, Brian Thomas

Joe Coletti called the meeting to order at 9:10am.

Brian Thomas gave a brief report from the Moose Pond Association. He thanked AVIA for its donation to MPA. MPA received a \$1600 grant from the DEP, which they used to offset the cost of various boat washing stations and boat inspection stations. Highlights from Brian's report include:

- Island by causeway is eroding
- LEA readouts forthcoming- temperature monitoring every 15 minutes via testing buoys
- Invasive plant survey conducted in 5 areas, including the AVIA beach. No invasive plant life was found.
- Review "Moose Pond Matters" brochure, and visit moosepondassociation.com

A motion was made to accept the minutes from the May 24, 2014 meeting. Motion carries.

Beach Committee Report: Paul Howard

Paul reported that maintenance on the beach includes: a new kayak rack, replacement of fencing on the parking lot gate, replacement of picnic tables.

Swim Ropes: Joe is working with the Maine Lakes Association and local government to amend the current law forbidding swim ropes for private beach fronts. The local code enforcement officer will administer heavy fines (daily) if AVIA is found in opposition to the law. The code enforcement officer would be in support of a law that allows associations of a certain size to have the option to install swim ropes. There are no other options to help protect the swim area at this time.

Since the swim ropes have been down, Paul noted an increase in watercraft launched by members from the beach, instead of from the designated launch area (near boat racks). Joe reminded the members about the "Waterfront Master Plan", which was created by a subcommittee several years ago to maintain order at the water. This plan included: 2 boat docks, small beach float, swim area, motorized boats launching from the dock area, and non-motorized boats launching from the boat rack area.

Tom confirmed that kayak/canoe renters from the Sports Haus do have access to Moose Pond via our beach. They are members of the association and pay dues. However, their renters may only launch and return via our beach. They may not use the beach for recreational purposes. Paul has spoken to employees at the Sports Haus about use of the beach, and has been assured that renters will be notified of our policy. We can expect full cooperation going forward.

Boat Dock Committee- Mike McLeod (Jeff Huston reporting)

No major expenditures this year to date. There is currently 1 unassigned boat slip and 2 individuals have shown interest. However, neither party has actually paid for the slip.

Boat dock removal is scheduled for Tuesday, October 14th, the day after Columbus Day. Please contact Mike (drmikedo@yahoo.com) if you plan to keep your boat in the water until this date. This will help alleviate a last minute scramble to get boats pulled in time for dock removal.

Mike will put together an "Emergency Boat Dock Repair Kit" next summer and store it in the large shed. It will contain wrenches, nuts & bolts to be used to make repairs to the boat docks if necessary. Please inspect the dock hardware around your boat slip and notify Mike of any issues.

Mike would like to have emergency contact information for all members with a boat slip. Over the last 3 years, we've had many near misses in terms of boats sinking. He will research cost and availability to have Causeway Marine or another vendor provide emergency boat extraction & will draft a proposal to discuss in the spring. In the event of a boat sinking emergency the policy would essentially be:

- 1) owner pulls their own boat
- 2) neighbors are able to provide emergency removal
- 3) call vendor to have boat removed at the owners expense.

Lastly, Mike will ask the boat dock vendor to reset the shore anchor this fall to move the dock 1 system toward the beach and increase the gap between the two docks.

After much discussion, Joe suggested a document be created to empower the Boat Dock Chairman to act accordingly if an emergency occurs.

Treasurer's Report- Carolyn Bird

The current checking account balance is \$38,175.16. AVIA will be paying several bills in the near future, which should put the account at approximately \$29,957.42. Carolyn confirmed that the treasury is healthy at this time. Tom pointed out that several years ago, the treasury was low due to boat dock reconstruction, but has thankfully been built back up.

Old Business- Joe Coletti

See swim rope update under Beach Committee report.

New Business – Joe Coletti

Taxes- Upon review of annual finances, it has come to our attention that AVIA has never filed a Federal tax return. Joe has contacted an attorney to advise us on how to rectify this issue. After being referred to a law firm in Portland, it was discovered that YES, AVIA should be filing an 11-20 form annually. When fees are collected for rentals that is not equal to all members (boat docks), taxes may possibly need to be paid. The attorney advised that AVIA file returns for 2012, 2013 & 2014 in an effort to rectify the situation, and he will continue to investigate what additional taxes must be paid.

Joe posed the question: “What other items can be included in Beach Maintenance, where all members benefit, that can help defray boat dock revenue? “. It was suggested to improve the boat docks as a possible way to defray revenue.

Joe asked for a motion to amend the 2014 budget and allocate money to resolve the tax issue. He proposed up to \$4,000 in actual tax money could be owed, but Carolyn believes the amount will be higher. After much discussion, Dave Ham made a motion to allocate \$6,500 towards the tax issue. The motioned was seconded and approved.

New Business- Small Beach

Jack Simpson addressed the membership to ask for improvements at the small beach. He would like to see additional sections added to the swim float, additional picnic tables added to the area, and kayak rack. Jack raised concerns about finding kayaks chained to a tree at the small beach for an extended period of time. Joe asked the members if we want non-motorized boats coming in and out of the small beach area. If so, this would require a “Waterfront Rule” change. After discussion, it was decided to nix the idea of a kayak rack at the small beach. All members must use the designated kayak/boat racks at the beach, or store their kayaks/boats on their own property. In addition, a “NO BOATS” sign will be installed at the small beach.

There was much discussion about forming a committee to improve the small beach. Tom Mayo made a motion that the Beach Maintenance budget be increased by \$2,400, and allow Paul to use the money as he sees fit, taking into account all of the improvements that need to be made. The motioned was seconded and passed. It was decided to move a few of the picnic tables from the large beach to the small beach. The question was raised about possible handicap access to the small beach. Joe pointed out that the LEA would need to be consulted on this matter, and that it would be very difficult if not impossible to provide handicap access and still obey the environmental laws that pertain to the waterfront.

New Business- Large Beach

Charlotte Moore would like to see an improvement to the fire pit area at the beach. She is willing to speak with members about what improvements could be made. Bob McLintock and Tom Mayo volunteered to lead a committee to improve the recreational area at the big beach.

New Business- Route 302 Construction Project

Joe provided drawings for the Rt. 302 construction plan, which will start soon. He spoke to a Maine State representative and expressed concerns about how this will effect our association. The State rep stated that the project cannot be changed, but could be extended to bring the newly paved road to the lake. The road will be widened, which will improve drainage. Both MPA and the LEA are working with the state to our benefit. According to the plans, it appears the that the traffic island on Stack Em Inn Road will be removed. Bob expressed concern that this will be dangerous and cause accidents.

New Business- Rules and Regulations

Joe addressed the members about the evolution of AVIA rules over the years. Many rules have been created, changed, eliminated, etc. He is concerned because the Board often hear complaints from other members about people breaking the rules, being inconsiderate, and not being good citizens of the association. He encouraged members to speak up when rules are being broken. Nobody wants to be put into a position to police the association; we'd all like to enjoy our property and the amenities of AVIA. Please be considerate of the rules, and be good neighbors.

A motion was made to adjourn the meeting at 10:30, was seconded and passed.

Respectfully submitted,

Jennifer Gallucci

AVIA Secretary

LEA Presentation- Colin Holm

Colin spoke to the members about what the LEA is doing to improve the health of Moose Pond and surrounding bodies of water. The highlights of what was presented include:

- performing water testing 2 times per month from May-September
- looking at trends on lakes based on data collection as far back as the '70s
- keeping Moose Pond clear and clean
- sediment washing into the lake via erosion & clarity is declining
- education programs in schools, courtesy boat inspections, milfoil testing

How can you help? Colin suggests becoming a member of LEA.