



AVIA Meeting Minutes for May 23, 2015

Attendance: Carolyn Bird, Arthur Bradley, Marylou Bradley, Tom Colarusso, Joe Coletti, Don Gallucci, Jennifer Gallucci, Patti Howard, Paul Howard, George MacKay, Tom Mayo, Mike McLeod, Angela McLeod, Bob McLintock, Stephanie Redding, Ruth Ross, Nick Sarris, Jack Simpson, Brian Thomas

Joe Coletti called the meeting to order at 9:04am with a reading of AVIA bylaws article II and a suggestion that all association meetings start with the same.

Article II:

- a) To protect and promote the collective and individual interests and rights of all persons owning property in Alpine Village.
- b) To foster a community designed for safe, healthful and harmonious living.
- c) To acquire , own or lease such real and personal property as may be necessary or convenient for the transaction of its business and fulfillment of its purposes
- d) To manage and maintain properties owned by AVIA for common use (specific reference to waterfront property conveyed to AVIA from Alpine Village Beach Club Inc. on June 10, 1983) and to exercise sole responsibility for making, publishing, and posting rules regarding use of such property, subject to any and all reservations contained in conveyances of property to AVIA and subject to specific easements conveyed to individual lot owners regarding use of common property.

A motion was made to accept the minutes from the August 30, 2014 meeting. Motion carries.

Beach Committee Report: Paul Howard

The large beach spring clean-up has been done, and 3 more picnic tables have been purchased. All old tables and chairs from the small beach have been removed and replaced with a 6-ft table. The small beach projects have been completed per the specifications laid out in August, with the exception of the small beach swim float. The installation company has been contacted, and the necessary repairs and adjustments will be made asap.

Bob McLintock asked about the quality and amount of sand at the large beach. As discussed in several previous meetings, Paul reiterated that all that can be done to reclaim sand has been done. It will take time for the solids to filter away and produce a better quality sand. However, the sand will never return to the previous quality. It was also explained that AVIA cannot dump sand onto the beach due to state laws. Steep penalties and an order to remove the sand is deterrent enough to not attempt this.

A motion was made and seconded to accept the Beach Committee report. Motion carries.

Boat Dock Committee- Mike McLeod

Boat dock installation has been completed. Slight adjustments have been made, which will allow for easier entry/exit from interior slips. With new owners coming in, there will be some new boats on the docks. Mike will make adjustments as needed, based on the size(s) of the new boat(s).

A boat dock repair kit has been assembled, and can be found in the shed. Boat owners should check the bolts in their slip regularly, and tighten as needed.

As discussed at the August meeting, Mike would like create an “emergency boat extraction” protocol. He would like to add an option in the boat slip agreement to include emergency extraction policies and procedures. He has contacted “The Boat MD”, who is willing to do an emergency extraction for \$150.

Brian Thomas asked if AVIA has considered using a different vendor for dock installation, due to different errors that have occurred over the years. Mike explained that other vendors are charging double what Sebago Docks charges us, and they often do small repairs at no cost. He feels that their service will improve in the future.

Jack Simpson thanked both Paul and Mike for their hard work.

A motion was made and seconded to accept the Boat Dock Committee report. Motion carries.

Treasurer’s Report- Carolyn Bird

The current checking account balance is \$39,762.73. There are currently 3 owners who have not paid dues, and this information is reflected in the “Income by owner” document. Carolyn confirmed that the treasury is continues to be healthy. She thanked Paul and Mike for their excellent communication.

A motion was made and seconded to accept the Treasurer’s report. The motion carries.

Old Business- Joe Coletti

Swim ropes: The swim rope issue has not yet been resolved. Joe will continue to work on it, and plans to pursue a law change, which will allow for associations to have the option to install swim ropes at their discretion.

Taxes: The tax issue is not expected to be as expensive to rectify as originally thought. An accountant has been consulted, and AVIA will file years 2012, 2013 & 2014 all at once. Joe hopes to have this issue wrapped up by September.

Tom Colarusso asked if AVIA will be writing a check for back taxes. Carolyn said we will, but we're unsure of the amount at this time.

Rt. 302 project: Joe spoke to Colin Holm from the LEA, as well as the Moose Pond Association. This state project is expected to begin in June. The vendor chosen to do the road work can start anywhere on 302, so we have no way of knowing where the project will start. Rt. 302 will be repaved from Sweden Road to guardrails, per specifications mandated by the state.

Beach Rules: Joe reminded the members that no watercraft may be launched from the beach. All canoes, kayaks, paddle boards, etc. must be

AVIA Common area improvements: Tom Mayo addressed the members and presented a comprehensive list of potential improvements for the common areas of the association. The attending members agreed that many of the items on the list should and can be done asap. Some ideas require consulting with the LEA or Moose Pond Association (for potential reimbursement).

Brian Thomas made a motion to put any improvements that can prevent erosion a top priority. The motion was seconded and passed.

Tom Mayo made a motion to appoint a committee to direct any items on the improvement list to be done within the existing budget. The motion was passed. Brian Thomas, Stephanie Redding, Don Gallucci, Jack Simpson, Tom Mayo and Bob McLintock will serve on the committee. Brian will reach out to the LEA to get the ball rolling.

Request for Contact Information: Request for contact information forms were made available at the meeting and will be sent with the meeting minutes by email and by USPS. Members are asked to complete the form and return it to Joe Coletti by 7/15/15. This form will let the board know which contact information may be shared with other AVIA members.

Waterfront and Boat Dock Rules: Copies of both are being sent with the meeting minutes. Joe reminded AVIA members that we all purchased homes in an association that votes democratically on its rules. Members need to comply with the rules or come to meetings and participate in the voting process if they want rules changed. Members were also reminded that the association voted on a "Waterfront Master Plan" in 2003 which designated specific areas for non-motorized watercraft, swimming, and motorized watercraft. Even though we cannot deploy swim ropes to demark our swim area, neither motorized nor non-motorized watercraft (row boats, paddle boats, canoes, kayaks, paddle boards, etc.) may be operated within our established swim areas, or launched from or landed/removed from the water on association beaches. Non-motorized watercraft must be launched and landed/removed from the water from the designated area between the boat racks at the large beach.

New Business – Joe Coletti

A nominating committee must be formed to elect new officers. Tom Colarusso, Arthur Bradley and Paul Howard will lead the committee. Joe Coletti let the association know that he will not be seeking a second term as President. He also reminded the association that the Board of Directors is a volunteer organization, that new members will be sought, and that we need people to say yes and share in the responsibilities of maintaining AVIA.

Bob McLintock would like to meet with the AVIA board to discuss beach rights. Joe confirmed that arrangements could be made at a time in the near future.

Joe Coletti thanked the Executive Board and the membership for their support during this very difficult year.

A motion was made to adjourn the meeting at 10:35, was seconded and passed.

Respectfully submitted,

Jennifer Gallucci

AVIA Secretary