



May 26, 2012 Membership Meeting Minutes

Attendance: Carolyn Bird, Arthur Bradley, Marylou Bradley, Tom Colarusso, Joe Coletti, Don Gallucci, Jennifer Gallucci, Patti Howard, Paul Howard, Jeff Huston, John Kellogg, Claire Knox, Jim Knox, Betty McNerney, John McNerney, Angela McLeod, Mike McLeod, Bob McLintock, Michael Persson, Bridget Sarris, Brian Thomas

With Quorum met, Tom Colarusso called the AVIA May 26, 2012 meeting to order at 9:15 am.

Tom Colarusso introduced the new Board to members.

A motion was made and seconded to accept the minutes from the September 3, 2011 meeting and the motion was passed.

Treasurer's Report: Carolyn Bird

Carolyn distributed and reviewed the detailed Approved 2012 Budget. The AVIA money market account was merged with the checking account as of 12/19/11. Currently, there is \$25,933.97 in the checking account, with an anticipated balance, at year end, of \$19,298.55. Currently, there are five AVIA homeowners who have not paid dues in over a year and are considered members not in good standing. Liens on non-paying homeowners properties was discussed.

Bob McLintock asked if there was a surplus of boat slips, and learned that there is currently 1 boat slip unassigned. In addition to the single boat slip, six of the ten designated jet ski slips are currently available.

Beach Committee Report: Paul Howard

Culvert

Paul explained the culvert project to the attendees. Excess water from Rt. 302 was draining into the AVIA beach parking lot, causing flooding. The Drainage Subcommittee met with the Maine DOT to resolve the issue, resulting in the proposed double-barrel culvert. The cost for the project was \$1500, and no permit was needed to complete the project. Per member assessments, the culvert is working beautifully. Although the water problem seems to be resolved, the parking lot is still deemed "a mess". Paul has gathered pricing information to repair the lot. The repair would involve spreading six to ten inches of loam, laying stone down, covering with a drainage fabric and adding gravel to make a proper

driveway. Additional piping would be added to funnel water to the culvert. The proposed cost would range from \$2000 to \$5000.

Paul also confirmed that some large rocks were removed from the parking lot as part of the culvert project.

Joe Coletti added input on the culvert project, first by thanking Don and Carolyn for their engineering expertise and ability to attend multiple meetings with Maine DOT. Next he passed along a recommendation from Colin at LEA to let the culvert do its job for awhile before working on the parking lot. He suggested a small berm along the side of the lot to funnel water to the culvert. Carolyn questioned where the extra stone in the parking lot came from, and Paul said it was leftover from the culvert project.

Bob McLintock mentioned the gravel placed on his property at Stack Em Inn Road. This was placed by Central Maine Power in October, after a power line to the Gallucci property was downed (due to excessive winds). A temporary fix was made when the problem was discovered, but CMP came in later on with large trucks to make a permanent repair. Because the ground was muddy and difficult to traverse, CMP dumped a large amount of gravel on the McLintock property to accommodate their vehicles.

Jeff Huston suggested CMP be contacted to remove gravel. Joe Coletti will send "before" and "after" pictures to Central Maine Power in an effort to get the stone removed at their expense.

Paul made a motion to appropriate funds to make parking lot repairs, in the amount of \$3500. Tom Colarusso amended the motion to read that any funds spent were subject to review by resident engineers Don Gallucci and Carolyn Bird. Brian Thomas asked what will determine if the money will be spent, and the consensus was that if it was necessary according to Don and Carolyn, that the money would be spent.

The amended motion carried.

Swim Float & Beach:

Paul and Mike planned to make repairs to the existing swim float. If it was deemed beyond repair, the cost for a new float would be \$1200-\$1500. Necessary repairs were made and the float is out and usable.

Additional gravel has been added to the filtration steps at the small beach. Claire Knox has asked for a hand railing to be installed, which would cost \$100-\$125 per Paul. Jeff Huston suggested installing 2 railings to deter snowmobile traffic in that area.

The walkway between boat docks need attention, but nothing has been done yet.

AVIA received one free picnic table compliments of the boat dock installing vendor- who damaged a table during the installation period. Repairs were made to another table as well. Paul is looking into purchasing one more table from a vendor in Bridgton.

Due to budget constraints, it was determined that installation of a flag pole on the beach will need to wait.

In an effort to keep geese off the beach, Paul purchased a decoy coyote from Cabelas, at a cost of \$50. The decoy will need to be moved daily to be effective.

Boat Dock Committee Report: Mike McLeod

Due to a mild winter, the boat docks went in early this year, and were installed perfectly. Per Mike, Sebago Dock offered excellent customer service, and donated 2 float blocks . 1 float was used on the boat ramp to prevent sinking. Mike plans to replace the ramps to the docking areas asap. Boat slip assignments are unchanged from 2011. There are currently 6 jet ski slips available at a cost of \$75 per slip.

Per Tom, no mooring of jet skis will be allowed; a slip must be purchased to dock a jet ski.

Old Business:

Item 1: Offering Beach Rights to AVIA owners- Carolyn Bird:

Letters were sent out in November to offer AVIA property owners deeded beach rights to the Large Beach. As of May 26, 2012, there has been no response from any of the owners.

Item 2: Pumpkin Valley Beach Right inquiries- Tom Colarusso

Some Pumpkin Valley lots do get beach rights, but nothing else. They are not members of AVIA, and will not have access to AVIA information or other privileges.

Item 3: Parking in Beach lot- Tom Colarusso

When entering the beach parking lot, please park on the left of lot if possible. This is a temporary request until the ground dries up.

New Business: Tom Colarusso

Brian Thomas spoke on behalf of the Moose Pond Association about a recent DEP grant awarded. This \$60,000 grant will go towards repairs needed at Moose Pond. The Moose Pond Association and LEA will be talking to owners about necessary repairs, and will match up to \$500.00 towards repairs out of the grant money received.

Sadly, AVIA owner Bob Luneburg passed away in late 2011. Condolences were sent to the family.

The next regular AVIA membership meeting will be held on Saturday, September 1, 2012, 9AM, at Shawee Peak.

A motion was made, seconded and passed to adjourn the meeting at 10:15 AM.

Respectfully submitted,

Jennifer Gallucci

AVIA Secretary