



AVIA , May 29, 2010 Meeting Minutes

Attendance: Carolyn Bird, Peter Black, Arthur & Mary Lou Bradley, Tom Colarusso, Joe Coletti, Ron Gleason, Sally Grant, Dave Ham, Paul Howard, Jeff Huston, Ken Lefebvre, Kerri St. Jean, Jim Knox, Todd Kritzer, Bobbie MacLean, George Mackay, Peter Malia, Betty McInerney, Mike & Angela McLeod, Robert McLintock, Mike & Lynda Mitskewicz, Bridget Sarris, Brian Thomas.

Prior to starting the meeting, Rob Knowles requested to speak to the AVIA membership on the upcoming "Great Adventure Challenge" race. Rob represents "Good Neighbors" organization which supports mentally challenged adults and is the benefactor of the race. Rob requested to use AVIA's large beach for the canoe/kayak portion of the race as it has in the. Setup at the beach area would begin at 7:00AM on Saturday August 21, 2010 and would be cleared by 10:00AM. Rob also requested volunteers with pickup trucks to help shuttle the canoes/kayaks from the beach area to Shawnee Peak and for people to enter the race. A short history of Good Neighbors was given by Rob. Tom Colarusso stated that AVIA does allow Good Neighbors to use the large beach each year and makes a monetary doanation to the organization. Tom also urged AVIA members to make their own donation to Good Neighbors.

With Quorum met, Keri St. Jean called the AVIA Spring 2010 meeting to order at 9:10 AM. Kerri introduced the current members of the AVIA Board to the attendees (Kerri St. Jean - President, Lynda Mitskewicz - Vice President, Tom Colarusso - Treasurer, Brian Thomas - Secretary, Jeff Huston - Boat Dock Committee Chairperson, Paul Howard - Beach Committee Chairperson, Ken Lefebvre - Past President and Dave Ham - Member-At-Large). The meeting was recorded by Brian Thomas for use in producing the meeting minutes.

Acceptance of the minutes from September 5, 2009 was motioned Peter Black, seconded by Ron Gleason and unanimously approved.

Treasurer's Report: Tom Colarusso

Tom distributed and reviewed the detailed Treasurers report. The report indicates gross receipts to date. Tom requested that any member who had not paid their 2010 dues, beach fees and/or dock fees do so ASAP. This year there will be large expenditures and incomes for dock replacements. There will be a \$22,000.00 operating budget for the year with no surplus. Income and expenditures for the year are basically equal. The Board will be working on the 2011 budget for presentation in September 2010, noting more specifics for each line item in the budget. Bob McLintock stated that the Accounts Receivable appeared to be a larger than normal amount. Tom stated that one new homeowner (Anthony Prizzi) had asked to join and pay for the past two years and had not yet paid. In addition there are two other homeowners who owe past dues. The \$410.00 owed should be collectible this year.

A motion by Ron Gleason to accept the Budget Report was seconded by Peter Black and approved unanimously.

Beach Committee Report: Paul Howard

Paul reported that the beach is in good shape. Five new picnic tables were purchased and are at the beach.

A motion by Dave Ham to accept the Beach Committee Report was seconded by Peter Black and approved unanimously.

Dock Committee Report: Jeff Huston

Boat docks are in place. The docks were put in during April with four new fingers to dock 1, which is phase 1 of the Boat Dock Expansion plan. Jeff stated that he would be recommending that phase 2 & 3 of the Boat Dock Expansion plan be completed this year. There are issues with the anchoring system on the docks. The docks were under-anchored which was proven when the docks were wind-blown towards the beach causing some structural damage to the docks. A volunteer group of AVIA members will be adding additional anchors to the docks on May 29th. Original mushroom anchors and chains were found by Jeff in the water and will be used as additional anchoring. Ron Gleason stated that the space between dock 1 and dock 2 appears narrower than in the past. Jeff said this is correct since the old fingers that were replaced were 16 feet long and the new fingers are 20 feet long. The docks are basically 4 feet closer this year, but there is still sufficient room to maneuver larger boats between the docks. When the additional anchoring work is done, both docks will be moved apart one to two feet adding some additional space between them. Tom Colarusso asked if the anchor problems were the fault of the installer. Jeff stated that it was and has probably happened over the past few years, not just this year. Jeff will be monitoring them more this year when the docks are removed to make sure that anchor point markings are clearly made. When the docks are installed in 2011, Jeff will make sure the anchors are correctly installed. Bob McIntock asked if cement blocks should be used to add extra weight to the anchor points. There are cement blocks in the lake that will be used when the additional anchor work is done. Jeff requested funding to purchase anchor plates at a cost of approximately \$100.00 for the work. Tom stated that there is 2010 budget money for those items. If the planned work does not fix the anchor issues, Jeff will need to add additional anchor screws and chains at a cost of \$300.00 - \$400.00. A motion was made by Sally Grant and seconded to budget up to \$1000.00 for dock repairs during the 2010 season. The motion was approved unanimously. Todd Kritzer informed all that there are logs from winter fires floating on the lake and to be cautious when boating. Kerri St. Jean thanked all who helped minimize damage to the docks during the strong winds in April/May. Tom reported that the completed expansion provides slips for all who were on the waiting list. In addition, one homeowner did not renew their boat slip leaving one unoccupied slip this year with 38 slip renters.

Boat Dock Expansion Committee: Mike McLeod

Mike McLeod reported that he and Brian Thomas went to the town CEO and asked for approval to expand the current AVIA boat slips to 50 which was approved. A Building Permit was issued based on the expansion plans for both docks. The Committee looked at options to fund the addition of five slips in the Spring of 2010. A proposal was presented to the Board to have the five families on the boat slip waiting list pay three years of boat slip fees in advance. The Board approved this proposal, the families were billed and the boat dock/slip manufacturer was given the go ahead to produce three fingers and one center piece. There are now 39 boat slips available. A question was asked if 50 slips would be within the 200 foot Shoreline Zoning rules. Jeff Huston stated that the current plan for 50 slips puts both docks just under 200 feet from the shoreline. Peter Black questioned if the Association has insurance if someone decided to sue the Association over beach and boat dock rights. Tom stated that the Association has liability insurance and insurance for the Board of Director Officers if they are sued. Tom said that he would look into insurance that covers lawsuits. Brian Thomas reminded Jeff to contact the Code Enforcement Officer to have any necessary inspections done on completed boat dock work.

A motion by Dave Ham to accept the Beach Committee Report was seconded and approved unanimously.

Report on Moose Pond Association and the Proposed Little Mountain Quarry: Brian Thomas

Brian stated that Moose Pond Association (MPA) will be providing the Courtesy Boat Inspectors at both boat ramps on Moose Pond. MPA will continue doing an invasive plant survey and has started a Watershed Survey of Moose Pond this year. The survey, done with the help of LEA and the Cumberland County Soil and Conservation District, is identifying areas within the watershed that have bad erosion, which leads to phosphorous entering the lake and bringing the water quality down. An EPA grant request will be made to obtain funding to fix the major erosion problem areas. Brian reported that one erosion site is on the AVIA right-of-way going down to the small beach area. Brian encouraged AVIA members to join MPA. A question was asked if boats are inspected at fishing tournaments. Brian stated that volunteer inspectors will do the boat inspections at those events.

Brian reported that there is a proposal/application by Chet Homer to have a rock quarry on Little Mountain. When the Bridgton Planning Board reviewed the application there was missing detailed information and the applicant was told to obtain that info and come back to the Board at a later date. Chet has not come back with the required information. There is a group that is attempting to get closure on this issue and to make sure that the application is turned down. An article on the upcoming election ballot in Bridgton will provide a Temporary Moratorium on Industrial Extraction while the Town of Bridgton enacts ordinances that address specific regulations for Industrial Extraction. A question was asked if the applicant would be grandfathered. If the applicant does nothing before the election and the moratorium is passed, he will need to follow any new regulations that are enacted by the voters of Bridgton. Brian asked for the support of AVIA members to make sure the quarry application is not approved. A question was asked on the health of Caruso Island. Brian stated that some grass is growing this year which will help to prevent further erosion. In addition, more rocks/boulders will be added around the island to help prevent erosion from waves. Tom Colarusso stated that AVIA does make contributions to MPA and to LEA and that members are encouraged to make individual donations to these organizations.

Kerri St. Jean acknowledged Brian's work on the AVIA website and the ability to quickly get information to the Association members. Tom asked if Brian had email addresses for all members. Brian stated that he does not have email addresses for eight members.

New Business:

Item 1 - Proposal for a swing set to be added on the large beach - Angela McLeod:

Angela stated that she spoke to several members a year ago about adding a swing set to the large beach area and those people were in agreement that one should be added. At the previous Association meeting, this topic was discussed and a question was raised on liability insurance. Angela said she checked into this issue and the Association's current liability insurance will cover a swing set.

Angela made a proposal that the Association purchase a swing set and have a group of Association members install it on the large beach area. The cost for the swing set would be in the \$1000.00 range and to have it installed would cost approximately \$750.00. Angela suggested that the set be wooden and not metal. Angela made a motion which was seconded by Sally Grant to appropriate \$1000.00 in the 2011 AVIA budget to purchase a swing set or to seek a donation of a swing set for installation on the large beach. Jeff Huston stated that the best site for the proposed swing set would be on the left side of the storage building, near the right-of-way and another site would be near the parking lot. Jeff volunteered to check Craig's list for available swing sets. Tom Colarusso suggested that Jeff measure the proposed areas for the swing set to make sure that any purchased item will fit in the area. A suggestion was made to not have the set near the parking lot, as people driving by on Rt. 302 could see it and might think the beach area is a public park. Tom Colarusso made an amendment to the motion, which was seconded by Bob McLintock, to have a small committee investigate the cost of a swing set, which location would be best and to make a recommendation to the Association at the September 2010 meeting. The amendment to the motion was passed. A vote was taken on the original motion and it was passed.

Item 2 - Proposal to add a new boat rack - Paul Howard:

Paul Howard stated that the current boat racks are full and he is receiving requests for boat rack space from AVIA members. A new rack, similar in size and configuration to those that are there, can be added this year or in subsequent years and would be located near the existing boat racks. Tom Colarusso stated that the Beach budget for this year may be able to include the cost of a new rack. A question was asked if there are any boats currently on the racks that should not be there. Jeff Huston stated that there is a small sailboat in bad shape that has not been moved or claimed for many years and will be removed this year. A motion by Arthur Bradley to appropriate a line item in the Beach Budget for a new boat rack at a cost of \$300.00 was seconded by Dave Ham and approved unanimously.

Item 3 - Presentation by the Boat Dock Expansion Committee on the Master Plan for Boat Dock Expansion:

Jeff Huston stated that the Phase 2 and Phase 3 dock replacement plan was reviewed during the Boat Dock Expansion Committee report. A motion by Jeff to Advance Phase 3 of the dock replacement one year and do both Phase 2 & 3 in 2010 was seconded by Sally Grant. Tom Colarusso said that the original plan was to spread the costs over three years using the boat slip surplus money to fund each phase and not use the Budget Reserve money. Jeff said that doing both phases at the same time makes for a cleaner and easier implementation. Keri St. Jean questioned if this proposal needed to be on the May 29th agenda for all people to know and possibly come to the meeting to vote on it. Jeff said that he did not believe that was needed as the funding is already approved and this proposal just shifts the spending timeframe. Paul Howard agreed with Jeff that we should do both Phases this year and be done with the project. Bob McLintock believes the Association should do both Phases only if there is a cost savings. Tom Colarusso made an amendment to the original motion to have a comprehensive budget developed for both Phase 2 and Phase 3 replacements. The budget would be presented and voted on at the September 2010 meeting for inclusion in the 2011 Operating Budget. The amendment was seconded by Bob McLintock. Tom said his concern is that the original planned budget was \$6000.00 for each Phase and will that remain true or will the cost increase. Jeff believes that the costs should remain at the budgeted figure. Joe Coletti stated that the existing slips that will be replaced are narrow and unsafe. He feels that the replacements should be done as soon as possible. Dave Ham strongly supported Joe's statement that existing slips are unsafe. The amendment was voted on and was defeated. The original motion was voted on and was approved by a vote of 14 for and 3 against. Both Phase 2 and 3 replacements will be done in 2010.

Item 4 - Office of Treasurer - Kerri St. Jean:

Keri St. Jean reported that due to unforeseen circumstances, Patti Howard who was voted into the office of Treasurer in September 2009 was not able to continue in that position. The Board asked Tom Colarusso to take over as Treasurer and he agreed to do it through the end of the Fiscal year which is September 2010. A special election will be held at the September 2010 meeting to elect a new Treasurer. A motion by Bob McLintock for Tom to remain as the AVIA Treasurer through the September 2010 meeting seconded by Jeff Huston was unanimously approved.

Item 5 - Proposal to Repair Dock Landing and Trail Steps - Paul Howard:

Paul Howard stated that he will be putting together a proposal for the September 2010 meeting to repair the trail steps by the small beach and to fix any erosion problems on the right-of-way by the small beach. Paul will also look to LEA for remedies on the erosion problem.

Item 6 - Status of Replaced Old Docks - Jeff Huston:

Jeff Huston stated that he listed for sale on Craig's List the old docks and found a buyer. The docks sold for \$450.00. Brian Thomas asked if the Phase 2 & 3 replaced docks can be sold. Jeff said he will attempt to sell them.

New Business:

- Brian Thomas reported that he has noticed while walking around the village that there are some houses do not have a house number displayed. House numbers must be, by law, displayed on all houses to help emergency personnel find a specific house. Brian urged all homeowners to make sure their house number is prominently displayed for easy identification.
- Brian stated that a member requested from Brian a list of all AVIA member names, mailing addresses, phone numbers and email addresses. There should be a policy stating whether or not that information be made available to any AVIA member. Dave Ham said that he is in favor of it since it will allow one member to contact another member if there is a problem at a residence. A motion made by Brian to have a list of AVIA Homeowner's contact information available for any AVIA member to obtain by request and to use the information only to contact AVIA members for Association business and seconded by Dave Ham was approved. Members will have the option to opt out of the list. Brian will send an information request to all members to obtain the most current information.
- Brian reported that a couple of homeowners from the Lakeside Condos spoke to him last season about boats from AVIA passing the Lakeside boat docks at a close distance and high rate of speed. These boats made large wakes which caused the docks to lurch up and down causing an unsafe condition. The Condo owners stated they will report any occurrences of this in 2010 to the authorities. Brian urged all AVIA boaters to follow the boating rules and not produce large wakes close to shore or docks.
- Brian brought up the issue of jet skis being tied up on the docks when the AVIA Waterfront Rules state that jet skis may be stored on the docks for no more than 48 hours. Last year there were jet skis stored on the docks for the whole season. Jeff Huston said that there is now a spare slip on dock 1 that can be used to dock the jet skis this year. Tom Colarusso stated that the Board also discussed charging a fee of \$75.00 per year per jet ski docked and the fee would be waived this year. Tom suggested that this issue be further discussed at the September 2010 meeting and possibly amend the jet ski rule. Ron Gleason asked who enforces the rules and how the rules are enforced. Jeff said that if someone complains to him about the dock rules, he would speak to the offender. A motion by Brian to have Jeff speak to the owners of jet skis docked on the AVIA docks explaining that they are in violation of the rules and also ask them to move to the spare slip area was seconded and passed. A motion by Tom to propose a motion at the September meeting to formally adjust the "Waterfront Rules" pertaining to jet skis and suggest a docking location and an annual fee for docking them and seconded was approved.
- Brian brought up an issue of ATVs causing damage at the beach area. Paul Howard stated that the Waterfront Rules require all motorized vehicles to use the Rt. 302 parking lot entrance and not use the right-of-way paths or the beach. Paul will be enforcing this rule before the situation gets worse. Todd Kritzer asked for clarification - is it OK to use the right-of-way and beach area for drop-off when a party is scheduled? Paul said a one-time occurrence is not the problem and that it would be OK for special event drop-offs.
- Dave Ham informed all at the meeting who were not aware that Saralynn Bickford, a long-time AVIA resident passed away in March of this year. Saralynn was one of the longest serving AVIA Secretaries. A motion made by Dave that the Alpine Village Improvement Association pause to acknowledge the passing of Saralynn Bickford in March 2010 with recollections of her years being among us, of her nature and of her tireless service to AVIA during her many years as Secretary was seconded by Tom Colarusso and unanimously approved. Dave also mentioned that donations can be made to the Alzheimer's Organization in Saralynn's honor.
- Brian Thomas requested that "No Trespassing" signs be clearly posted at the parking lot entrance and the two right-of-ways. A motion was made by Bob McLintock and seconded to have Jeff Huston purchase and install No Trespassing signs which was approved.

- A motion made by Mike McLeod to allow the Great Adventure Challenge use the AVIA large beach for their kayak/canoe race on Saturday August 21, 2010 and seconded was unanimously approved.
- Bobbie MacLean requested volunteer help to move some plants from her property to the median at the entrance of Stack-Em-Inn Road.

The Fall AVIA membership meeting will be held on Saturday September 4, 2010, 9 AM, at the Shawnee Peak Ski Haus.

A motion was made, seconded and accepted to adjourn at approximately 11:35 AM.

Respectfully submitted,
Brian Thomas
Secretary AVIA