



September 03, 2011 Membership Meeting Minutes

Attendance: Carolyn Bird, Arthur Bradley, Tom Colarusso, Joe Coletti, Don Gallucci, Jennifer Gallucci, Dave Ham, Paul Howard, Patti Howard, Jeff Huston, Mike Keeley, Claire Knox, Jim Knox, Ken Lefebvre, George Mackay, Angela McLeod, Mike McLeod, Bob McLintock, Lynda Mitskewicz, Mike Mitskewicz, Bridget Sarris, Kerri St. Jean, Brian Thomas.

With Quorum met, Keri St. Jean called the AVIA September 03, 2011 meeting to order at 9:15 AM.

A motion was made and seconded to accept the minutes from the May 28, 2011 meeting and the motion was passed.

Treasurer's Report: Tom Colarusso

Tom distributed and reviewed the detailed 2011 Budget and 2012 Proposed Budget reports indicating the status of the budget to-date. Tom reported that the budget is in good shape and that we will end the year with a surplus of close to \$2000.00. The Association currently has \$17,561.72 available in cash. Five AVIA homeowners have not paid dues and are considered members in bad standing. In the 2012 proposed budget "Boat Docks" expenses have been increased to reflect additional costs of a new vendor and to provide for a new or repaired swim float. "Beach Maintenance" was increased to provide for a few new picnic tables. The 2012 proposed budget does indicate a surplus.

A motion was made and seconded to approve the 2011 Budget Report and the 2012 Proposed Budget. The motion was passed.

Beach Committee Report: Paul Howard

Paul reported there is a new set of infiltration steps off of Stack-Em-Inn Road leading down the path to the small beach. Projects for next year will include a new or repaired swim float and repairs to the walking path between the large and the small beaches. The repairs would require replacement of the wood curbing and additional gravel. A proposal was made to put an American flag and pole on the large beach which will be considered for 2012.

A motion was made and seconded to approve the Beach Committee Report. The motion was passed.

Boat Dock Committee Report: Jeff Huston

Jeff reported that the boat docks received minimal damage during the recent tropical storm. Some of the anchors were moved and will be reset by a group of volunteers.

Jeff will be retiring as the Boat Dock Chairperson. The attendees acknowledged the great work Jeff has done over the past two years. Kudos to Jeff!

A motion was made and seconded to approve the Boat Dock Committee Report. The motion was passed.

Angela McLeod thanked the group of volunteers who assembled the swing set on the large beach and presented them with thank-you notes from the children who are enjoying the set.

Old Business:

Item 1 - Revision of Waterfront Rules and Boat Dock Rules - Joe Coletti:

Joe Coletti reviewed the rules changes that were presented at the May 28, 2011 meeting by the Rules Change committee. Copies of the current rules with changes/ additions/deletions highlighted were distributed to the attendees. Joe read the Maine State Boating Law that pertains to wake/headway speeds and suggested that it be included as part of the "Boat Dock Rules" Section VII as reference. A motion was made seconded and passed to include the paragraph read by Joe.

Joe stated that the new rules will require changes to some of the signs, such as the Rules sign in the parking lot. Joe will facilitate the changes.

Joe requested that a copy of the Boat Dock and Waterfront Rules be sent out each year with the Spring Meeting Notice.

A motion was made and seconded to approve the changes to the Boat Dock Rules and the Waterfront Rules. The motion was passed

Item 2 - AVIA Board Accomplishments:

Kerri St. Jean acknowledged the accomplishments of the Board of Directors and the members over the past two years, which included the addition of new boat slips, the replacement of the steps by the small beach, the addition of a swing set on the large beach, the addition of infiltration steps by the small beach, the AVIA website. Kerri also acknowledged the work of Brian Thomas, as Secretary, in creating the AVIA web site and providing electronic communications to the Association.

Item 3 - Presentation of Officer Candidates and Elections:

Ken LeFebvre presented the slate of new officers:

Tom Colarusso - President
Bridget Sarris - Vice President
Carolyn Bird - Treasurer
Jennifer Gallucci - Secretary
Joe Coletti - Member-at-Large
David Ham - Member-at-Large

A motion was made and seconded to approve the slate of officers. The motion was passed

Per the AVIA By-Laws, the Secretary, Brian Thomas, cast one vote to elect the above slate of candidates.

Item 4 - Recommendation by the AVIA Board on allowing Alpine Village property owners to obtain deeded rights to the large beach:

Kerri St. Jean reported that the Board had obtained legal advice on this issue and a revised "Easement Deed" was prepared by a lawyer which was distributed at the meeting. Ken Lefebvre went over the additions and changes to the original Easement Deed and stated that the AVIA Board of Directors recommended a vote to accept the revised Easement Deed. Ken also stated that he has been researching deeds from Alpine Village and has found that there are homeowners that have purchased large beach rights and have not recorded their deed. Ken stated that he will research the Easement Deeds on all AVIA homeowners that have purchased large beach rights and present a list at the May 2012 meeting of those who have not recorded their deed. Ken has offered to facilitate the recording of the deeds that have not been recorded with the homeowner paying the \$20.00 recording fee.

A motion was made and seconded to lift the current large beach rights moratorium based on the approval of the revised Easement Deed. The motion was passed.

Tom Colarusso requested that a letter be sent to all homeowners who do not currently have large beach rights to explain the process to obtain those rights and to include a copy of the revised Easement Deed. Tom stated that there are currently nine homeowners who do not have large beach rights.

Item 5 - Committee Report on the flooding of the parking lot issue: Joe Coletti

Joe stated that he wants to produce a video during a heavy rain to show the flooding in the parking lot and on other AVIA property. The video would also show the retention basin flooding. Joe will be contacting Colin Holmes at LEA to review the original approved plans of the work that the Maine DOT was going to do versus what actual work was done to alleviate the problem. A discussion followed on the problem, the original MDOT plan and the actual work done.

Joe will provide an updated report on this issue at the May 2012 meeting.

New Business:

- Keri St. Jean thanked the following Board of Directors and Committee Chairpersons for their efforts over the past two years:
 - Tom Colarusso
 - Joe Coletti
 - Dave Ham
 - Paul Howard
 - Ken Lefebvre
 - Lynda Mitskewicz

- Mike Keeley reported on providing electric power to the Beach House on the large beach. There are a few options that could be implemented and each one would accrue a large expense. There was little support for this project.

- A discussion was held on putting liens against those homeowners who have past due accounts. Tom Colarusso stated that letters have been sent to the delinquent homeowners and that he agrees that if they do not respond that the Association should pursue the liens.

- Jennifer Gallucci stated that there has been an increase in dog feces on the right-of-way that is on the Birches property between Stack-Em-Inn Road and the large beach and wants to remind people to clean up their dog's deposits. Jennifer also asked if there are any parking regulations on Stack-Em-Inn as there appears to be many cars parked on both sides near the right-of-way resulting in a small space for vehicles to travel on the road. There are no current rules, but members were reminded to park their vehicles in a safe manner.

The next regular AVIA membership meeting will be held on Saturday May 26, 2012, 9 AM, at Shawnee Peak.

A motion was made, seconded and passed to adjourn the meeting at 10:20 AM.

Respectfully submitted,
Brian Thomas
Secretary AVIA