



AVIA Meeting Minutes for September 5, 2015

Attendance: Carolyn Bird, Arthur Bradley, Marylou Bradley, Tom Colarusso, Joe Coletti, Kathy Erickson, Eleanor Fieldhouse, Jon Friend, Don Gallucci, Jennifer Gallucci, Patti Howard, Paul Howard, Jim Knox, Tom Lavoie, Ken LeFebvre, Tom Mayo, Betty McInerny, John McInerny, Mike McLeod, Angela McLeod, Bob McLintock, Lynda Mitskewicz, Mike Mitskewicz, Charlotte Moore, Dave Moore, Pat Redding, Stephanie Redding, Bridget Sarris, Jack Simpson, Kathleen Simpson, Brian Thomas

Joe Coletti called the meeting to order at 9:12am.

A motion was made to accept the minutes from the May 23, 2015 meeting. Motion carries.

Beach Committee Report: Paul Howard

Paul continues to work with Colin Holme from LEA on beach erosion and clean up issues. The sanitation company we've been using for the Port-o-Potty has not been great and we could consider changing vendors at some point. The Beach Committee has come in under budget for the year.

The Labor Day party will start earlier this year, and a local magician will perform. A grill will be available for members to use, and additional grills are welcome. A local DJ will provide music until 10pm.

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

Boat Dock Committee- Mike McLeod

Mike reports that it's been an uneventful year in for the Boat Dock committee. The small beach swim platform and extensions resulted in extra costs, as a diver was required to move anchors. It was noted that the anchor chains are corroded and should be replaced. Mike will investigate options and costs over the winter and report back to the board on his findings.

Mike suggested including a "Boat Owner Contact Information" form be included with the spring bills, so AVIA has a way to contact boat owners in case of an emergency.

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 \$43,239.94. There are currently 4 owners who have not paid dues, and this information is reflected in the "Income by owner" document. Carolyn confirmed that the treasury continues to be healthy. AVIA made charitable donations to LEA, Moose Pond Association & the

Great Adventure Challenge. Tom Colarusso made a motion to increase the Charitable donation budget to \$2,000. Motion was seconded and passed.

Carolyn reported that the AVIA tax/accounting issue and associated cost will be much less than anticipated. She also reported that the Beach Committee has additional \$4,400 to spend if needed. There was much discussion about increasing budgets for Beach improvement and Boat Dock improvement.

Between purchasing anchor chains and boat dock floats, Mike McLeod made a motion to allocate \$1,800 excess from 2015 budget and put it towards Boat Dock improvement. The motion was seconded and passed.

The approved budget for 2016 is \$20,419.

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. Many members have expressed that the waterfront is more appealing without the ropes. There is still a concern about motorized watercraft entering the swim area. Joe will check into installing "No Wake Buoys" as a possible deterrent, as these have been spotted around Moose Pond.

The old float is still sitting on the beach. It was decided that we should either repair and deploy the float, or discard it. It could possibly be deployed from the small beach, depending on shore regulations. Charlotte Moore asked if there is a way to secure the ladder of the current swim float, so it does not pinch fingers when trying to climb it.

Taxes: Per Joe, the tax issue is close to being wrapped up. AVIA does not currently have an EIN #, and he'll ask the independent accountant he's been working with to take care of this. The independent account believes that filing 3 years worth of back taxes is sufficient for AVIA to make good, and will be filing 2012, 2013 & 2014 taxes together.

AVIA Common area improvements: Brian Thomas addressed the members to discuss the results of a meeting the committee had with Colin Holme on July 11th. He recommended the following:

*On the path leading from Stack-Em-Inn Road to the large beach, past the Gallucci's home, one of the filtration steps should be extended and additional crushed stone added. Erosion mulch should be added on the path from the filtration steps to the grass area on the beach. The existing berm should be cleaned up and maintained each year.

* The bushes closest to the large beach on the shoreline path where there is no canopy can be trimmed as they have been done in the past. Trees along the path that provide canopy can have branches trimmed 1/3 of the way up the tree from the base of the tree. Other bushes along the path can be

trimmed as in the past to allow a 6 foot wide area for walking. We need to get the Bridgton Code Enforcement Officer (CEO) Rob Baker to OK the trimming.

- The shoreline path can be extended at both ends to abut the large beach area and to traverse past the small beach to the steps leading up from the small beach area. These new areas can be 4 feet wide, timbers can be used as curbing and 3/4" river stone can be put down on the path. The existing path can be maintained by replacing the existing timbers, widening the path to 4 feet wide where feasible, and adding 3/4" river stone. Per regulations, 50% can be done each year. The CEO needs to approve this work.
- The path leading from Stack-Em-Inn Road to the small beach should have additional erosion mulch added from the upper steps to the lower steps. The berm located between the two set of steps needs to be cleared and maintained.
- Reclaiming sand from the lake to put on the beach can be done. There is probably not much available in the lake directly in front of the large beach and the areas where the sand is removed will be very mucky. An alternative would be to obtain permission from the Maine DEP to add new "clean" sand on the beach area. The "clean" sand would be washed to remove all phosphorous. AVIA would need to first go through the DEP permit process and then attempt to locate a provider of "clean" sand.

Paul recommended using Jesse for the trimming of bushes and trees along the shoreline. Paul mentioned the possibility of adding wooden walkways along the path to the boat docks. Many members expressed concern about the cost and maintenance of installing a wooden walkway. Paul will get quotes on laying crushed stone, and the approximate cost for laying a wooden path is \$7,000 (50 sections minimum are needed @ \$150 per section).

The topic of sand quality was again discussed. Tom Mayo suggested screening the sand as an option. Tom said that sand screening could be a group effort by the association, or a service could be consulted. Pat Redding suggested that the DEP permit mentioned above be filed asap with the hope of being approved by spring. Charlotte Moore suggested that the committee collect information on the various options for sand improvement & apply for the state permit. She also expressed interest in having the AVIA community participate in the beach clean up/improvement process. Joe agreed, stating that we can save some money by doing some of the labor ourselves. Jack Simpson praised the Committee and asked them to return to the May meeting with proactive ideas and solutions.

With all this talk of spending, Ken Lefebvre suggested that the independent accountant be consulted on what our treasury reserves should be, so we can spend money when we need to.

New Business – Tom Colarusso

The nomination committee humbly submits the following candidates to sit on the AVIA Executive Board:

President: Paul Howard

Vice President: Stefanie Redding

*Secretary: Brian Thomas

**Treasurer: TBA

Member at Large: Jenn Gallucci

* Brian accepts the nomination with the stipulation that reserving the meeting room and procuring refreshments be handled by another member. Former Secretary Jenn Gallucci will perform these duties.

** After much consideration and discussion with Carolyn, it was decided that the Treasurer's position would be a more manageable role and much easier to fill if the bookkeeping aspect was outsourced to an independent service. Carolyn and Tom Colarusso will discuss options for outsourcing, and a service will be hired to take over the bookkeeping asap.

Jon Friend agreed to speak with Tom about taking on the role of Treasurer, with the stipulation that bookkeeping be outsourced. If and when he agrees to take the position, Paul will present Jon to the Executive Board for approval.

A motion was made, seconded and carried to accept the new AVIA Executive Board.

Carolyn asked what will happen with the Beach Committee now that Paul will serve as President. Paul believes that most of the work can be accomplished via a committee of members, and it will evolve as this new year unfolds. He will ask for help when needed, and the full cooperation of the members is appreciated.

Joe Coletti welcomed new members Kathy Erickson and Holly Tubbs, who are building a home on Stack-Em-Inn Road. Joe thanked the Executive Board and presented gifts to departing members. Jenn Gallucci thanked Joe, on behalf of the entire association, for his contributions to and leadership of AVIA.

A motion was made to adjourn the meeting at 10:42, was seconded and passed.

Respectfully submitted,

Jennifer Gallucci

AVIA Secretary