

June 3, 2012

LWBA Annual Meeting, June 3, 2012, at The Acre.

The meeting was called to order at 1:10pm by President David Sorenson.

Approval of the 2011 Annual Meeting minutes: The minutes were read aloud by Cathy Nelson. A motion to accept the 2011 Annual Meeting minutes was made by Russell Tate, seconded by Lee Matson and passed.

President Dave Sorenson reported that the association had a good year, that everything was under control, thanked Dave Santoro for all his hard work as Beach and Properties Committee Chair, and noted the success of the annual picnic, but stated that vandalism and trespassing are a continuing concern. He also expressed sorrow at the loss of Jennifer Tate and Betty Godak.

Treasurers Report: Cathy Nelson handed out a report. A motion to accept the Treasurers Report was made by Dave Theroux, seconded by Ryk Nelson and passed.

Tax Collectors Report: Dave Gendreau handed out a report. A motion to accept the Tax Collectors Report was made by Ryk Nelson, seconded by Russell Tate and passed.

Auditors Report: Russell Tate reported that the books were found to be in good order. A motion to accept the Auditors Report was made by Ryk Nelson, seconded by Fred Doyle and passed.

Beach and Properties Committee: Dave Santoro reported that 7 tons of sand was put on First Beach. Fall and spring clean-ups were a success, however, more volunteers are needed.

Annual Picnic Committee: Christy Kelly reported that everyone that participated had a great time. She posted a collage of pictures to show the members.

OLD BUSINESS:

Encroachment on our second beach property:

A survey map of the Second Beach encroachment was handed out. President Sorenson listed our four options: take action to reclaim the property, lease the property, sell the piece of property or give away the property. A committee was formed after the 2011 Annual Meeting to investigate options. Committee chairman Dave Gendreau reported the committee recommendation that the Association lease the encroached property to the adjacent property owner for \$1.00 per year (to make the agreement legally binding), renewable every 5 years and terminating on the sale of the adjacent property. A motion to accept this recommendation was made by David Gendreau and seconded by Lee Matson.

Ryk Nelson proposed a fifth option that the Association should grant a permanent easement. Lenny Pomerleau proposed that the Association should grant a deeded right of way. Frank Catalano proposed that the Association deed the property for \$1.00. Jim Smith questioned who would cover legal expenses and fees.

A motion to table until such a time as all questions could be answered was made by Jim Smith and seconded by Dawn Jacques. *(No record of a vote taken).*

A motion to table was made by Ryk Nelson, seconded by Lenny Pomerleau and passed.

A motion that a committee be formed to research pricing, legal fees, taxes and liability was made by Ryk Nelson, seconded by Lenny Pomerleau and passed.

A motion that a letter previously sent by the surveyor, which commented on the process, be part of the committee package was made by Frank Catalano, seconded by Ryk Nelson and passed.

Echo Drive No.2 survey: Messier and Associates did not get this survey done. Recommend that this survey be carried over at a cost of \$495.00.

NEW BUSINESS:

Echo Drive No.1 and Rittlinger Road Stub Surveys: Recommend that these two new surveys be funded this year at a cost of \$550.00 each. Brad Lessard, the owner of a parcel abutting Rittlinger Circle stated that he had a legal survey registered with the town which should alleviate the Association having to survey that parcel, saving \$550.00. A motion to approve funding for the Echo Drive No. 2 (\$495.00) and Echo Drive No.1 (\$550.00) surveys was made by Brad Lessard, seconded by Lenny Pomerleau and passed.

Street Lights: Members have expressed interest in having the Association pay for the street lights. The cost for turning on the lights would be \$140.00 per year for one light and \$560.00 per year for all four lights. If the lights were turned on and the Association decided not to continue to pay for them, a one year notice to Bozra Light and Power would be required before they could be turned off. A motion to pay for the lights (all 4) and add shields on the lights was made by Tom Sholly, seconded by Frank Catalano and failed.

2012-13 Budget:

Insurance for Association property increased by 10%.

Added 10% to cover Town Tax because the Town budget has not yet been approved.

Increased Secretary stipend \$150.00 to \$500.00, hoping this will entice a volunteer.

Increased Annual Picnic fund from \$500.00 to \$700.00

Decreased Beach and Properties Committee fund from \$1000.00 to \$500.00.

Legal Expenses stay the same.

Professional Services was budgeted \$500.00 this year and had \$550.00 unused from 2011 for a total of \$1050.00. A motion to set Professional/Legal Services to \$800.00 was made by Fred Doyle, seconded by Marty Varhue and passed.

Emergency Reserve stays at \$500.00.

Total Budget is \$10,160.00.

A motion to keep taxes the same and use our savings to pay any extra that comes up outside the budget was made by Jim Smith, seconded by Lee Matson and passed.

A motion to keep the secretary stipend at \$150.00 was made by John Serbin but not seconded.

2012-13 Tax Rate: A motion to set the 2012-13 unit tax at \$65.00 was made by Ryk Nelson, seconded by Lenny Pomerleau and passed.

Proposed Bylaw Amendment: Add a new Section to Article I: "Section H: No voting unit shall have more than one representative on the Board of Directors."

A motion to accept the amendment was made by Ryk Nelson and seconded by Russ Tate. A motion to amend the amendment, changing "representative" to "vote", was made by Jim Smith, seconded by Lenny Pomerleau and passed. The amended amendment passed.

NOMINATIONS OF OFFICERS AND DIRECTORS:

President: David Sorenson was nominated by Ryk Nelson and seconded by Dawn Jacques.

Vice President: Tom Sholly was nominated by Ryk Nelson and seconded by Lenny Pomerleau. Dave Santoro was nominated by Dave Sorenson and seconded by Dawn Jacques. The nomination of Tom Sholly was withdrawn by Ryk Nelson and Lenny Pomerleau.

Treasurer: Cathy Nelson was nominated by Ryk Nelson and seconded by Dawn Jacques.

Tax Collector: Dave Gendreau was nominated by Ryk Nelson and seconded by Jim Smith.

Secretary: Lee Matson was nominated by Ryk Nelson and seconded by Dawn Jacques.

Director: Tom Sholly was nominated by Dave Santoro and seconded by Ryk Nelson.

Director: Christy Kelly was nominated by Dave Santoro and seconded by Lenny Pomerleau.

A motion that, since there was only one nominee for each office, the Secretary cast one ballot for each office, was made by Ryk Nelson, seconded by Jim Smith and passed.

MEMBER PARTICIPATION:

Ryk Nelson discussed the signage around the lake pertaining to the no trespassing signs that he feels in not becoming of the lake or inviting to visitors and would like to remove the signs.

A motion to adjourn the meeting was made by Dave Sorenson, seconded by Marty Varhue and passed. The meeting was adjourned at 3:00pm.

Respectfully Submitted,

Dawn Jacques, Acting Secretary.

**LWBA TAX COLLECTOR'S
ANNUAL REPORT**

JULY 1, 2011 - JUNE 30, 2012

Taxable Properties

At this time there are 128 taxable properties in the LWBA.

Collections

A total of \$8,459.25 was collected in taxes and late fees. This represents 110 taxable properties paid in full.

7/1/11 - 6/30/12 Member Tax	\$ 7,150.00
Past Due Amounts	\$ 925.00
Interest	\$ 384.25
Breakdown of Total Amount Collected	<u>\$ 8,459.25</u>

Outstanding Taxes Due

There are currently eighteen (18) taxable properties which represent seventeen (17) owners. The total amount outstanding is \$ 2811.49

*110
paid in
full*

Respectfully Submitted

David Gendreau

Tax Collector, LWBA

Liens expire in 15 years

Expenditures	Budgeted 2011-2012	Actual	difference	proposed 2012-2013
Insurance	3,000	3003.6	-4	3300
Dougherty 6/24/2011		715		
cna surety 6/18/2011		126		
Dougherty 3/31/2012		2112.6		
Dougherty 4/28/2012		50		
Town Property Tax 7-17-2011	1375	1344.07	30.93	1500
Board stipends and fees	920	620	300	
Secretary fee		0	150	500
treasurer fee		0	150	150
tax collector fee 4/28/2012		550		550
auditor fee 4/28/2012		35		35
auditor fee 4/28/2012		35		35
Collection expenses	140	79.95	60.05	140
Postage/photocopies/po box	250	242.25	7.75	250
annual meeting mailing 6/18/2011		144.56		
photocopies for board meetings		41.69		
post office box		56		
Board of directors expenses	100	0	100	100
Annual picnic August 2011	500	472.9	27.1	700
Ron Deluca - entertainment		250		
Lisa Handfield		136.7		
Lee Matson		86.2		
Beach and property maintenace	1000	209.49	790.51	500
sand		190.36		
lock for dock		19.13		
Legal expenses	300	0	300	300
Professional services	916	416	500	
Messier survey 6/18/2011		416		
Messier Echo Drive 2		0		500
Messier Echio Drive 1 & Rittlinger Circle Stub				1100
Emergency reserve	500	0	500	500
Street lights				?
total	9,001	6388.26	2912.74	10160
Checking account balance 5/4/2012	\$4,206.30			
Savings account balance 5/4/2012	\$4,792.43			
128 taxable properties	8320	= \$65 tax	9600	= \$75 tax
recommend balance by using savings		1840	560	

300 + 550 = 850
 500
 1100 550
 ?
 10160
 [Signature]

2011-2012 DATE	DESCRIPTION	TRANSFERS/ DEBITS	CHECKS WITHDRAWS	BALANCE
6/1	SAVINGS ACCT. BALANCE BEGINNING 4814.73			2620.39
6/1	CHECKING ACCT. BAL.			2730.39
6/10	DEPOSIT	110.00		2814.39
6/18	MESSIER & ASSOC. - SURVEY PT. II # 1215		416.00	2169.83
	JUDY McCABE - POSTAGE & SUPPLIES # 1216		144.56	2043.83
	CNA SURETY - BONDING # 1217		126.00	1328.83
6/24	DOUGHTERTY INS. - LIA. INS. # 1218		715.00	1588.83
7/8	DEPOSIT	260.00		1038.83
7/9	CHECK # 1206 CLEARED BAL. CORRECT AS OF 7/9/11		550.00	-805.24
7/16	TOWN of LEBANON - TAXES # 1220		1344.07	-385.19
	DAVID GENDREAU - TAX COLLECTOR MAILING # 1219		79.95	589.81
7/15	DEPOSIT	975.-		1512.71
7/15	DEPOSIT	922.90		2747.71
7/22	DEPOSIT	1,235.00		3365.21
7/29	DEPOSIT	617.50		3330.21
	BAL. CORRECT 8/1/11			5345.11
8/1	CHECK # 1210 CLEARED		35.00	5605.11
8/5	DEPOSIT	2014.90		6710.11
8/5	DEPOSIT	260.00		7142.06
8/5	DEPOSIT	1105.00		6892.06
8/13	DEPOSIT	431.95		6701.70
8/13	RON DeLUCIA - PICNIC # 1221		250.00	6701.70
8/13	DAVE SANFORD - SAND # 1222		190.36	
8/13	BAL. CORRECT - 9/2/11			

Account & Photo
1/3x WHITE
0/1x GREEN

Roll-2012
DATE

Account #	DATE	DESCRIPTION	TRANSFERS DEPOSITS	CHECKS WITHDRAWALS	BALANCE
9	9/15	DEPOSIT	6700		6,701.70
	9/23	DEPOSIT	6500		6,768.70
1223	9/24	LEE MATSON - PICNIC #1223		8680	6,833.70
	9/24	DAVE SANTORO - BEATRAMPLOCK - BEACH (#1224 UNDEIDED)			6,747.50
		AND PROPERTIES #1226		1913	6,728.37
		BAR. COLLECT 10/15/11	6500		6,793.37
	10/5	DEPOSIT			6,893.37
	10/14	DEPOSIT	100.00		6,893.37
1225	9/24	LISA HANFIELD - PICNIC #1225		136.78	6,756.59
		balance BAR COLLECT 11/1			6,756.59
		balance BAR COLLECT 12/1			6,756.59
	12/24	deposit	100.00		6,856.59
	4/16	DEPOSIT	130.00		6,986.59
#1227	3/31	BAR COLLECT 5/5/12	118.60		7,105.19
1228	4/30	DOUGHERTY INSURANCE 2012-2013 #1227 OK	56.00		7,161.19
1229	4/28	LEBANON POSTMASTER (P.O. BOX) (POSTAGE) #1228 OK	41.69		7,202.88
		DAVE SORENSEN - PHOTO COPYING (POSTAGE) #1229			7,202.88
1230	4/28	DAVE GENDREA (TAX COLLECTOR) #1230	550.00		7,752.88
1231	4/28	RUSSELL TAIT - AUDITOR #1231	35-		7,787.88
1232	4/28	SHARON MALONEY - AUDITOR #1232	35-		7,822.88
1233	4/28	DOUGHERTY INSURANCE #1233	50-		7,872.88
		Total	8459.75	6973.34	4106.30
					4106.30
					4106.30

Matheson
OK
4/27/12

4/27/12

4/27/12

4/27/12

