



AVIA Meeting Minutes for Sep 3, 2022

Call to order:

Attendance: Jeff Houston, Ed & Anne Whelan, Paul & Patti Howard, Mike McLeod, John Normand, Cindy Gervais, Bill & Julie Fabri, Rose Bradshaw, Barbara Dupont, Dawn and Tom Mayo, Jon & Judy Friend, Kim Durant and Tim Armstrong, Don Gallucci, Susie Guthro, Kathleen Simpson, Ruth Ross, Linda Mitskewicz, Wes Spencer, Tom Colarusso, Kathy Erickson, Holly Tubbs, Daniel Roberts, Sheila Malia, Betty McNerny, Deb Tripodi, Arthur and Mary Lou Bradley, John and Mary Kellogg, Michael and Meghan Persson, Brian Gilligan, Kevin Raday, Patti Fagan Hamilton, Stephanie Redding, Chip Wendler

Stephanie Redding called the meeting to order at 9:08 AM with the introduction of members in attendance.

A motion was made Kathy Erickson seconded Kevin Raday to accept the minutes from the May 28, 2022 meeting. Motion carried.

Presentation Mr. Chip Wendler, President Moose Pond Association

Mr. Wendler discussed the role that the Moose Pond Association is taking for prevention, monitoring and remediation to keep it healthy. Donations are used to pay LEA for lake health and monitoring which are reported at the annual meeting. There are boat wash stations available to prevent milfoil at the fire station. The LEA monitors hot spots looking for milfoil. The watershed survey looks at what was cut. There are matching funds available for improving your property.

Reminder to boaters: Please leave the docks perpendicular from shore to minimize impact on shoreline.

Both LEA and MPA do different initiatives, so you are encouraged to join both.

Presentation by Suzie Guthro

Comprehensive plan for the Town of Bridgton 2024 is being rewritten; community engagement is part of that input; More information will be forthcoming in the mail or on Facebook page.



Beach Committee Report: John Normand

John reported the beach in good shape from using the property management company for raking and cleanup. Draining needs to be cleaned out. Sand erosion remains a concern and may require rental of equipment to drag sand back on beach. It was noted there is a separate trash can on the beach for bottles to help with recycling. As a reminder, the beach trash cans are for beach trash only and members should not use trash bins to dispose of large household items. AVIA is charged extra for the removal of these items. For the 2022 season AVIA incurred additional charges over \$100.

The procurement of 17 plastic and 7 wood picnic tables is complete. Kayak racks are in good shape. Solar lights are not as durable, hence other solutions are being investigated.

A motion was made (Mike McLeod) and seconded (Patti Howard) to accept the Beach Committee report. Motion carried.

Boat Dock Committee- Mike McLeod

Four new fingers were installed. The four that were worn out were disassembled and made into one usable finger to extend the swim platform twenty feet. Broken Boards on the dock continue to be replaced. The swim floats needed fixing.

One person is on the waiting list for boat slip. Looking at possible subletting since not all have watercraft.

We are approved for 50 boat slips. Dock one is maxed out. Dock 2 can be extended, which would allow for more space for pontoon boats. There is one spot available to add a boat slip in the future.

A motion was made (Don Gallucci) and seconded (Judy Friend) to accept the Boat Dock Committee report. Motion carried.

Treasurer's Report- Jon Friend

Through Aug 29, 5 people owe \$1,640.

Web hosting has gone up. This includes website and email. Annual filing still needs to be reimbursed. Tax filing fees-preparation of taxes every year; AVIA hasn't paid any taxes in 3 years. There were no legal fees. Removing the docks is still an outstanding expense that is



scheduled for October. New fingers have been paid for. Beach maintenance included mulch and tables. Porta potty expenses increased.

Checking balances \$15,944.05.

Money market balance \$18,296.91

A fiscal year 2023 budget was proposed and discussed.

A motion was made by Susie Guthro and seconded by Paul Howard to accept the Treasurer's report. The motion carried.

President's Report: Stephanie Redding

1. Community Updates: The field on Route 302 next to Sports Haus has been sold. They are creating a parking lot design that will be one way in and one way out. We should recommend softer lighting like the mountain to ensure no blue lights get installed.
2. There have been no discussions regarding putting in a hotel.
3. Renovations at the mountain are underway. Plans include a new lift for next year.
4. Dan Harding has gone before the planning board to install 9-unit condo behind Sunrise Property.
5. The cost for replacing fingers on boat dock continues to increase. The estimate for the aluminum swim piece is under \$5,000.
6. Time Capsule Update- The committee has looked at various types and selected a military grade box. The expectation is it will be dug up 20 years from now. The location will be documented, possibly on the small beach near double birch trees. Recommended items include pictures, historical items, names of bands, pictures of the field. There will be list of what can go in vs what can't go in.
7. Information Data Form Mailing-It is important that members fill out and return the information data form. There was an issue with a boat sinking and we didn't have quick access to contact information. Members will investigate whether a link can be added to the website.
8. Fourth of July Party - no cost as John Normand was the DJ and there was no grill rental. Feedback received was to continue the tradition.

New Business – Stephanie Reading

1. Sand gravel pit – Trucks are coming in and out. They cleared 20 acres; can only have 2 acres open at a time. They own 60 acres total.



- a. DEP saw no impact on lake
 - b. Solar farm is done deal
 - c. EPA, forestry said it will not impact Moose Pond
2. Proposed to add 20 new umbrella holders in budget
 3. Reviewed proposed budget for 2023.

It was conveyed that the current operating budget line items do not support the agreed to operating and capital improvement costs. Last year AVIA ran a deficit of \$7,465 to support all operating and improvement expenditures. Last year's replacement of dock fingers came out of money market account. Individual line items were discussed for applicability and appropriations. Some of the talking points were as follows:

- Money market is for emergencies like tornado, not to fund repairs
- AVIA has never had a dues increase
- \$5/year does not support the operating costs
- Ensuring an adequate budget for operating and capital improvement costs protects all members property values
- Some line items are subsidizing other line items
- Need to take into account annual inflation trends
- Beach fees increased \$25 a couple years back
- Other(s)

As a result of the discussion, it was recommended that a new line item "Operating Budget" be added to the over AVIA membership fees at an annual budget of \$145. This would create a specific line item for AVIA operating expenses in addition to the beach and dock expenditures enabling all the individual lines to cover their specific areas. For example, new dock fingers can now be planned for replacement at 3 – 4/yr within the annual Boat Slip budget. Kevin Raday made a motion to add an Operating Budget line item at an annual fee of \$145. Motion was seconded by Tom Mayo. Motion carried.



The topic of adding expanding the swim platform off the small beach was requested. It was noted that the request was brought forward for several meetings and has yet to be addressed. After a brief discussion it was recommended that a one-time assessment be included to appropriate funding the swim platform expansion at member fee of \$100. Kevin Raday motioned to have a one-time \$100 assessment to all owners to get the swim platform project done by May. Deb Tripodi, Ann Whalen, and Patti Howard simultaneously seconded the motion. The motion carried.

The topic of how to improve identifying members of the association was raised to avoid excess questioning. One idea presented was to implement tags to hang on umbrellas to identify people in association. It was also recommended that members notify they have guests to avoid additional challenging in the beach areas. Meg and Mike Persson made a motion to come up with a recommendation to solve the identification issue. The motion was not seconded and was tabled.

A motion was made to approve the overall AVIA budget by Mike McLeod. The motion was seconded by Patti Howard. The motion carried.

It was stated by Stephanie Redding that someone is depositing sand on the small beach. This is in violation of the Shore Land Zoning Laws and will result in a large fine to AVIA by the town of Bridgton. This must stop immediately.

Adjourn:

Next meeting will be held May 27, 2023 at 9 AM, location TBD.

A motion was made (Mike McLeod) and seconded (Ann Whalen) to adjourn the meeting. Motion passed at 11:09 AM.

Respectfully submitted,

Cindy Gervais, AVIA Secretary