

Minutes from MLEHA 2019 Annual Meeting

June 25, 2019

The meeting was called to order by President Michael Rosendale at 7:00 PM at the Masonic Lodge. There were 13 homeowners at the meeting, and 40 proxies, for a total of 53; more than a quorum.

The minutes from the 2018 Annual Meeting were approved by vote.

Old Business

- Planting in main entrance were not removed following vote of membership at last year's meeting, so the stop sign remains.
- Fire Hydrants were painted by town.
- Rolling Greens development remains in limbo after Town Council and Planning Board approved the development with less commercial space that the developer wanted.

New Business

- Landscaping and Improvements
 - Did a cutback of trees to prevent shading of the common area grass in the fall
 - Reseeded the common areas to repair damage from plows this spring.
 - Bed at end of Autumn is waiting for a quote from the landscaper, \$15,000 has been set aside for the coming year to allow for that improvement.
- 46 of 84 homeowners have paid their dues
- The Treasurer (Lynn Beatty), reviewed the 2018/2019 budget (spending lower than anticipated) as well as the proposed 2019/2020 budget. The budget was unanimously approved.

Election of Officers

The following officers were elected to the July 1 2019 to June 30 2020 term:

- President: Mike Rosendale
- Vice President: Tricia Ruales
- Secretary: Vacant
- Treasurer: Lynn Beatty
- Member At Large: Peter Trask
- Member At Large: Betsy Alexander

Discussion

- Common Area land is usually maintained from the tree line to the street. Going further than that would require permission to enter homeowner's property and would greatly increase the cost of landscaping

- Belief that there is a clause that prevents the use of vinyl siding. A review of the Restrictive Covenants doesn't support that. However it does specify driveway construction and it was pointed out that a few homes have used stamped concrete (generally felt to be an improvement over asphalt). It was also pointed out that 43 Tamarack has a dirt driveway.
- The Bylaws and Restrictive Covenants date back to the late 1980s, and have not been updated since. There was a belief that 100% approval of all homeowners are required to change the Bylaws. A review of the Bylaws does not indicate that. It seems prudent to have a review of the Bylaws and Restrictive Covenants by the board, along with any recommended changes by the next general meeting.

The meeting was adjourned at 7:30 PM

Respectfully submitted

Bob Beatty - Secretary