**Averill Recreational Camp Owners, Inc**

**\*\*\*NOTICE OF ANNUAL MEETING\*\*\***

**PLACE OF MEETING:** Little Averill Boat Launch, Averill, VT

**DATE & TIME:** Saturday, August 3, 2024, at 10:00AM

**TYPE OF MEETING:** Regularly Scheduled Annual Meeting of the Membership

***NOTES:***

1. ***Action will be taken on all agenda items, unless otherwise noted.***
2. ***The agenda is a tentative schedule. The Board of Directors may act upon agenda items in a different order than is stated in this notice to affect the membership’s business in the most efficient manner possible.***
3. ***The Board of Directors may combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.***
4. ***In the interest of time, the Board of Directors reserves the right to impose uniform time limits of not more than three minutes upon matters devoted to member comment.***
5. ***Voter registration is from 9:30 to 9:50AM. Tables will be set up and manned with volunteers to authenticate voters and to provide ballots and assigned proxies.***
6. ***Absentee voting for Directors to the Board will not be available. Voters must be present to vote on the slate of nominees.***
7. ***Proxy ballots have been included with the meeting packet.***
	1. ***Proxies are valid for August 3, 2024 Annual Meeting voting and only for those matters listed on the form.***
8. ***ARCO property owners in good standing are eligible to vote on all matters that come before the membership at the annual meeting.***
	1. ***Good standing means your current assessment and any interest charges, if accumulated, are paid prior to the annual meeting***
	2. ***One (1) vote per lot.***

Please print your own copies of this warning and related documents; there will be no extra copies available at the meeting.

We will not be providing refreshments and encourage you to bring your own snacks. Also, please bring your own chair.

Thank you,

Sandra

Sandra L. Reynolds, ARCO Secretary

2840 US Route 7, Swanton, VT 05488

(802) 868-7385 | Sandra.reynolds2002@yahoo.com

Enclosures:

• Copy of 2024 Annual Meeting Agenda

* Copy of 2023 Annual Meeting Minutes
* June 30, 2024 Balance Sheet
* 2023-2024 Monthly Financial Report

• 2024-2025 ARCO Proposed Annual Budget

* Bylaws of Averill Recreational Camp Owners, Inc

• 2024 Annual Meeting Proxy Ballot

**ARCO 26th Annual Meeting Agenda**

**August 3, 2024**

1. **Call to Order** Dale Gilman President
2. **Pledge of Allegiance**
3. **Moment of Silence** for those who have passed away since the August 2023 Annual Meeting
4. **Secretary’s Report** Sandra Reynolds
5. **Treasurer’s Report** Brad Lockwood
6. **Auditor’s Report** Audit Committee
7. **Presidents Annual Report** Dale Gilman, President
8. **Old Business**
9. Review and adoption of minutes: Minutes of the 2023 Annual Meeting
10. Road Report
11. Water Report
12. Sustainable Harvesting and Common Lands management report
13. **New Business**
14. Proposed 2024-2025 Annual Budget Presentation: Brad Lockwood
15. Proposed 2024-2025 Annual Budget Vote
16. Nominating Committee Report: Mike Farmer and Missy Benson
17. Nominations and elections for 2024-2025 Nominating Committee
18. Elections of directors by ballot: 4 directors for 2year term.
19. Nominations and elections for 2024-2025 Audit Committee
20. Election Results Announcement
21. **Meeting Adjournment**

**ARCO NEWSLETTER**

**August 5, 2023**

**25th Annual Meeting Newsletter**

Kimberly Lampert (802) 779-7194

Kimberly Hart (802) 272-5401

Julie Brochu (802) 586-2482

Dale Gilman (802) 249-0655

Kent Koptiuch (802) 233-4423

Lori Lockwood (205) 447-8408

Patrick Ryan (802) 334-5277

Vermont State Police, Derby - 802 334-8881 or call 911

Sheriff - Trevor Colby 802 676-3500

Border Patrol – 800 689-3362 24/7

Customs Point of Entry – Norton, VT 24/7 or call 911

Facebook - Averill Recreational Camp Owners, Inc

ARCO Website – [www.arcoinc.org](http://www.arcoinc.org)

The 25th ARCO Annual Meeting was held at the Little Averill Board Launch on August 6, 2022. There were 53 members present who enjoyed a break in the never-ending rain with beautiful sunshine and blue skies.

The meeting was called to order by President Dale Gilman at 10:00AM sharp. Members were led in the Pledge of Allegiance and offered a moment of silence to honor those ARCO members, family and friends who passed away since last year’s annual meeting.

**2023 ARCO Annual Meeting Secretary’s Report**

**Kimberly Hart**

*All regular meeting minutes have been sent to the membership. The warning letter and related documents for the annual meeting were either emailed or mailed to all members by 7/20/2023.*

*If you have had a change in address, phone number, email, etc., please see any member of the Board after the meeting and they will take your updated information.*

*To provide central and secure storage, all ARCO historical records that were transferred to me will be packaged in totes, clearly labeled, and brought to the UTG office later this month. The electronic version of records from the last four years will be downloaded to a thumb drive and given to Dale Gilman.*

*As a reminder, meeting minutes and other ARCO related documents are no longer sent via the postal service, they are emailed and posted on the ARCO website. So, if you want to receive newsletters and meeting minutes in your inbox, please be sure the Board has your email address.*

*Respectfully submitted,*

*Kimberly Hart, outgoing ARCO Secretary*

**Treasurer’s Report – Kimberly Lampert**

Everyone was sent a copy of the Financial Report and Balance Sheet with the annual meeting minutes for review by the membership.

Connie Jackson motioned to accept the report as given. Paul Perry seconded. The motion passed.

**Auditor’s Report – Connie Jackson**

The books appear to be in good order. There is an outstanding payment to Kim Hart for a credit card payment to the Vermont Secretary of State’s office to update ARCO’s corporate records. [After the meeting Kim Lampert delivered a check to Kim Hart for reimbursement].

Danny Lepine motioned to accept the report as given. Josh Benson seconded and the motion carried.

**President’s Annual Report – Dale Gilman**

*Good morning and welcome to the 25th Annual ARCO membership meeting. It’s hard to believe that we are entering our 26th year since incorporating.*

*We have had several properties change ownership again this past year within ARCO. Please stand and introduce yourself. Welcome to the area!*

*I would like to thank members that helped over the last year. First, Joe Martaniuk. Joe has assisted us for several years with the road closure. His tractor efforts for clearing out the gate is a big help. Joe also keeps in close contact with the board and relays clear and accurate info regarding the road.*

*Thank you to Peggy Lajeunesse and Connie Jackson for their time auditing the ARCO books.*

*Thank you to Mike Farmer and Missy Benson assisting us for board member nominations.*

*Thank you to Darlene Gilman and Julie Brochu for assisting at the registration table.*

*A few reminders to all members:*

*Golf carts, 4 wheelers, off-road buggies are not permitted on any of the roads that travel to your camp properties.*

*Please remember the burning of all trees/brush requires a burn permit from the fire forest warden.*

*All dogs must be kept under the camp owner’s control. All dogs are to be always leashed when leaving your property. We have many little kids and adults walking or biking the roads within ARCO and their safety is extremely important.*

*The Sandy Beach area on Beach Road is a private beach. ARCO owns to the left of the path from the parking lot. Most of the area to the right of the path belongs Quimby. We continue to work with Quimby regarding the beach and any concerns that arise. Please make sure that your vehicle has an ARCO Sticker attached on the inside of your vehicle when parking at the beach. Please remember glass is not permitted on the beach at any time and no campfires. And please bring out what you bring to the beach. New signage has been added in the parking area.*

*A reminder for those of you who use generators that quiet hours are 11 p.m. to 7 a.m. Please refer to the Rules & Regulations if any questions.*

*Please be sure to post your 911 address at the end of your camp driveway. If you need help with your 911 address, please see me after the meeting and I will help you directly.*

*This year the board worked on several old business items that have not been addressed over the years. We were able to finally hold our Special Bylaw and rules and Regulations meeting. The meeting was productive and with the exception of 3 items all changes were completed. The changes that need approval will be reviewed at the annual meeting.*

*With the help of Kent Koptiuch, we have worked on the unfinished business to create a common lands management plan. We have also reached out to LandVest to prepare a plan to possibly enter our lands into Common Use to reduce our tax burden and protect the sensitive ecological areas on the lake shore.*

*The board raised the fee we charge Fish and Wildlife to use our access to Little Averill Lake from$1000.00 to $2000.00. The fee has not changed for over 20 years. Due to increased cost of road maintenance, we felt the increase was reasonable. The State notified us that they could not pay over the $1000.00 amount without a lease. We have not been paid as of today’s meeting. We are seeking the members input on the direction we should take with the future of the Access at Little Averill Lake access. The board has also been working with other organizations to ban Wake Boats on Little Averill.*

*With the help of Julie Brochu, we finally Have a secure location to store our vital ARCO records. UTG has is now allowing ARCO to keep our records in the fireproof vault at the UTG office. Our records have previously been stored at the home of the current secretary.*

*I think you will find the spring roads to be in great shape. Patrick Ryan works closely with Laurent Rancourt regarding the road and its conditions. During the heavy rains we had culvert issues and washouts that were addressed. If at any time you see any road issues, I ask that you please contact ARCO Road Agent directly.*

*As a reminder the road that leads to your camp is owned by the timber company. We have a right-of-way to our camps. The road closes between 6-8 weeks each spring to allow thawing. This road when originally made was not built for year-round access.*

*For those who may be considering a building addition; please contact the UTG regarding a permit and zoning before beginning construction.*

*The ARCO Facebook page was recently turned off. Rude comments, negativity and misleading info will not be permitted. We are looking for a person to manage our Facebook and our Website.*

*The ARCO BOD meets approximately 4-6 times per year plus this annual meeting. All board members are required to adhere to the Board of Directors guidelines. Meetings are kept to a 2-hour limit. We try to meet in Averill but do continue to use Zoom still. We are researching the purchase of an ARCO Zoom account. In the past ARCO has not had a Zoom account. We borrowed accounts from other Non-Profit Organization which limited the lines available to the Board Meetings. There is a cost to this technology and hopefully with approval our board we can purchase our own account.*

*I would like to thank each board member for their time and efforts. A special thanks to Kim Hart, Kim Lampert and Lori Lockwood who will be stepping down after this meeting. This current board has endured many situations but continues to be mindful and represent all 140 camp lot owners to the best of our ability.*

*Please refer to the ARCO bylaws and ARCO rules and regulations for information that pertains to your camp property. Information is also listed on our web.*

*If at any time you have any questions, please contact me or any board member directly. Our phone numbers are listed at the top of the newsletters that you receive via email. Info is also posted on the web.*

*I would again like to thank all of those who are attending here today, my board of directors and members who help us when asked.*

*Respectfully submitted,*

*Dale J. Gilman, President*

**Road Commissioner’s Report – Patrick Ryan**

*2023 Road Commissioner’s Report*

*In 2022*

* *Total Costs for 2021 was 12,742.75*
* *Total costs for 2022 was 27,118.87*

 *In 2022 the road opened May 15 and road work commenced.*

* *Seven (7) culverts were replaced*
* *33 truckloads of gravel were added to Jackson, Hatchery Brook, and Cowan Roads.*
* *The paper company did the grading they owed us*

*Road closed April 12, 2023.*

*In 2023*

*Total road costs were $21,925.00*

* *The road opened on May 12th*
* *Finished Graded the road by June 7th, 2023*
* *Two (2) Culverts were replaced and another needs to be done on Beach Rd*
* *Forty-four (44) truckloads (526 yards) of gravel were added to Jackson rd., Hatchery Brook rd. Loop rd., the Boat Access.*
* *Grading, Rock Raking, and Calcium was done*
* *Road repairs to the Loop Rd, and Beach Rd.*
* *We are done after the flooding rains (small ruts caused by the hard rain).*

*Logging Operations:*

*Only logging Sable Mountain, using Jackson Road for Canadian Logs (not many) and using East Branch (South) for most logs.  This doesn’t include other operations that may go on (LandVest etc.)*

Albie Borne asked what could be done about the potholes on Jackson Rd. Patrick said that they will be taken care of with the annual grading normally done after Labor Day. Danny Lepine asked if there could be rock raking done instead of grading. Patrick will reach out to Laurent Rancourt and discuss to get his professional opinion on best approach.

John Hull asked about the pile of gravel normally left at the old dumpster site at the Hatchery Brook gate that members use to help fill the potholes. Patrick will talk with Laurent about this as well.

Patrick will also investigate a culvert that needs to be fixed by Jared Hart’s camp on Loop Rd.

**OLD BUSINESS**

**Review and Adoption of Minutes: Minutes of the 2022 Annual Meeting**

Rodney Hart motioned to accept the 2022 Annual Meeting minutes with a second from Greg Donahue. Motion passed with no discussion.

**Water Test Results (Jackson Rd and Point Rd)**

***From:****Tim Chapman <**tchapman@capitalwell.com**>****Date:****July 26, 2023 at 9:53:44 AM EDT****Subject:******Capital Well Hand Pump Tests***

*﻿*

*Good morning Patrick!*

*The results came back from both hand pumps and both are clear of bacteria.*

*Thanks!!! Tim*

***Tim Chapman***

*Water Treatment Sales /Support Manager*

***Capital Well Clean Water Center***

**Sustainable Harvesting and Common Lands Management**

A copy of a proposal from Vermont Forestry Associates, Inc. (VFA) was sent to the membership along with the Annual Meeting Warning. Kent was still waiting for proposals from LandVest and Ed Fortin, but at the time of the meeting they had not been received.

Danny Lepine asked whether this would be a one-time charge or if it will be ongoing to renew every so many years. The management plan would be reviewed every five (5) years and the management amount could change with renewal. Connie Jackson commented that entering the property into land management would lower the taxes on it and result in lower taxes for each lot owner, and that ARCO could receive funds from the timber harvest(s).

John Hull brought up the previous LandVest agreement and asked why that was not executed. Dale had checked Alexa with LandVest in W. Stewartstown, and they stated they have no record of any agreement with ARCO on file, so Dale got information on what would be needed for a new one. The first step would be to put the land into land use which would cost ARCO $2,200. Once that was done, a land management plan would be developed and executed to remove timber.

Craig Wiggett asked if we had paid the $405 to Bob Burke from VFA. Kent said he would ask the membership to pay that. If we did enter an agreement with VFA, the land would remain private. John asked about tax savings estimates; we do not have estimates yet, we need a management plan first.

Deb Gill asked if we can tell where we wanted our boundaries to be in the management plan to keep a larger buffer between common lands and camp lots. Craig asked private lots would be impacted; no, just the common lands.

Connie motioned to put common lands into land management, with a second from Brad Lockwood.

Jim Clemons asked about impact to tax reduction; no estimates as discussed earlier. Craig asked what it would cost to put common lands into land use; $2,200.

Motion passed to put ARCO common lands into land use.

**Sheriff’s Contract – Dale Gilman**

July 27, 2023

I had phone conversation with Trevor Colby to ask for a report on the activities of the Sheriff Patrols for this year for ARCO. He indicated that the department had not been patrolling recently due to staffing issues and the surrounding towns needing his department as to act as their police due to recent resignations of constables.

He informed me that most of his issues were south of Canaan Vermont, and he did have staffing to patrol the ARCO area this year after his officer that lived in Canaan retired. He informed me that he hoped to get his staffing to plan and start to patrol in the ARCO area again by this fall. To date the Sheriff’s department had billed us for about half of the $2000.00 contract. He could not give a detailed report of the dates and times of the patrols during this contract year.

**NEW BUSINESS**

**Proposed 2023-2024 Annual Budget Presentation and Vote**

Motion to accept budget as proposed made by Deb Gill, with a second from Larry Blaney. Discussion followed.

As in previous years, the Sheriff’s expense was the first to be brought up. Albie Borne considers the sheriff’s expense to be a waste of money and sees no advantage in having them patrol. He made a motion to remove that line item from the budget. Terry Mitchell seconded. Darlene Gilman says she is at camp often and sees the sheriff a lot. Linda Daigneault says she has not seen a card on the door for a long time. Dale said that the sheriff does not leave cards anymore as criminals could see that as an invitation to break and enter, but they do still patrol.

A vote was taken with 26 votes to remove the sheriff’s expense, and 22 to keep it. The sheriff’s contract will not be renewed.

Danny Lepine asked to remove the $6,000 for the forestation project from the budget. Greg Donahue seconded. Connie Jackson would prefer to see it reduced. Motion to remove the $6,000 passed. Adam Spaulding made a motion to amend the $6,000 with a second from Mike Farmer. Terry Mitchell would like to see the money come from the reserves. Motion passed to take $3,000 out of reserves to use toward land management.

Danny motioned to lower the proposed assessment from $450 to $400. Connie Jackson seconded and the motion passed with a vote.

Craig Wiggett asked why the winter roads assessment keeps going up. The reason is that fuel costs alone, along with other expenses for the contractor to run their equipment keep rising. Kim Hubbard asked about getting a reduction with Weyerhauser plowing Jackson Rd. John Hull explained that we have to plan regardless of whether Weyerhauser plows. Plus, Weyerhauser does not plow on weekends or holidays; our contractor does.

Peter Palmer asked if we could get to contracts; one just for Jackson Rd and one for contracting all the others. This would add too much complexity in working with the contracts and contractors.

Danny agrees with John and Alan Farmer stated we need to look at the big picture.

Greg Donahue motioned to accept the amended budget with a second from Craig Wiggett. Motion passed.

**Nominating Committee Report – Mike Farmer**

July 30, 2023

ARCO Director Nominations report

Nominating Committee is charged with finding ARCO members willing to run for board positions. This year Nom Com is Missy Benson and Mike Farmer. We met on July 3rd as a committee and reached out to as many ARCO members as possible in person. Our most widely distributed message was sent via email from ARCO Secretary Kim Hart.

We have three director positions that expire this year and none of the incumbents have decided not to run again. I want to thank the three of them Kim Lampert, Kim Hart, and Lori Lockwood for their efforts.

With three openings, we have four candidates for Directors this year:

Cheryl Barry, 875 Hatchery Brook Road

Greg Donahue, 104 Loop Road

Brad Lockwood, 106 Cowan Road

Sandra Reynold 196 Loop Road

We have 140 lots and many of them have multiple owners so we have potentially almost 300 directors that can serve. Even if you only serve one or two terms it is important that we spread the work over all of us as it is 100% necessary that our ARCO Board exist and actively manages our assets. Please think about running next year or the year after to help all of us. A personal observation is that over the last 25 years we have not had many members on the Board from the Big Averill lot owners and if we are seeking “equal” representation we need volunteers from all 140 lot owners.

Sincerely

Missy Benson and Mike Farmer

**Nominations and Elections for 2023-202 Nominating Committee**

Mike Farmer and Missy Benson volunteered to be on the 2024 nominating committee. Thank you, Mike, and Missy, for your continued support.

**Nominations and Elections for 2023-2024 Audit Committee**

Peggy Lajeunesse and Connie Jackson have volunteered to serve on the audit committee for the next annual meeting. Materials will need to be presented to them by July 15 to allow enough time for a thorough review. Thank you, Peggy, and Connie for agreeing to perform this function for another year.

**Election Results Announcement**

A suggestion was made to add the lot# next to the nominee names for the next election to help voters.

Ballots were counted and the following members were elected to serve on the Board of Directors;

Greg Donahue - 2-year term ending 2025

Brad Lockwood – 2-year term ending 2025

Sandra Reynolds – 2-year term ending 2025

Thank you to our new Directors for volunteering to serve our ARCO membership.

**Proposed ARCO Bylaws Amendments**

There were three bylaws’ sections remaining that required membership voting; Article 3, Section 5; Article 6, Section 3; and Article 7, Section 4.

Brad Lockwood motioned to accept the changes in Article 3, Section 5 as presented with a second from Josh Benson. Motion passed.

Brad Lockwood motioned to accept the changes in Article 6, Section 3 as presented with a second from Missy Benson. Motion passed.

Mike Farmer motioned to accept the changes in Article 7, Section 4 as presented with a second from Paul Perry. Motion passed.

**Proposed Zoom Account**

Discussed during budget conversation. ARCO will pay for an annual Zoom account.

**Proposed Rules for Wake Boat Use on Little Averill**

There was discussion about the liability that would be assumed by ARCO by entering a contract with the state. Dale will contact our insurance agent to discuss. Sandra asked what the money from the state was used for; ramp maintenance. Jim Clemons reminded the group that the question was whether to leave the access open to the public. The main concern was what liability ARCO would be accepting by allowing public access to our private property. He suggested ARCO could enter a simple lease on a year-to-year basis.

There was a motion to continue with $1,000 per year on a year-to-year basis with a simple lease. Greg Donahue seconded. Motion passed.

Connie Jackson motioned to not allow wake boats to access the Little Averill launch. Motion was seconded by Craig Wiggett. Motion carried. No wake boats can launch on Little Averill by using the ARCO boat launch.

Jim Clemons spoke about a petition that will be circulated throughout Averill Lakes Association (ALA) and ARCO once the results are known from the State action next year. The petition will be to allow wake boat use on either of the Averill lakes.

**Adjournment**

Meeting was adjourned at 11:59am.

***As a reminder, paper copies of meeting minutes are no longer being mailed. All minutes are sent via email and are posted on the ARCO website. If you wish to receive minutes by email, please contact the ARCO Secretary.***

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| --- |
| **ARCO,INC** |
| **Financial Statement & Budget Proposal**  |
| **June 30, 2023 - June 30, 2024** |
|  |  |  |  |  |  |  |  |  |  |  |
|  |   | **2022-23 BUDGET** | **2022-23 ACTUAL** |  | **2023-24 BUDGET** | **2023-24 ACTUAL** |  | ***2024-25 PROPOSED***  |  |  |
| **Income** |  |  |  |   |  |  |   |  |   |  |
|  **DONATIONS** |  | 500.00  | 100.00  |   | 500.00  | 100.00  |   | 300.00  |   |  |
|  **INTEREST INCOME** |  | 25.00  | 72.00  |   | 25.00  | 82.97  |   | 75.00  |   |  |
|  **LATE FEES CHARGED** |  | 150.00  | 207.02  |   | 150.00  | 175.00  |   | 150.00  |   |  |
|  **MEMBERSHIP ASSESSMENT** |  | 54,600.00  | 54,600.00  |   | 56,000.00  | 56,000.00  |   | 66,360.00  |   |  |
| **MISCELLANEOUS INCOME** |  | 2,000.00  |  |   | 2,000.00  |  |   | 2,000.00  |   |  |
| **Total Income** |  | **$ 57,275.00**  | **$ 54,979.02**  |  | **$ 56,675.00**  | **$ 56,357.97**  |  | **$ 66,885.00**  |  |  |
| **Expenses** |  |  |  |   |  |  |   |  |   |  |
|  **ACCOUNTING EXPENSE** |  | 525.00  |  |   | 525.00  | 590.00  |   | 550.00  |   |  |
|  **ADVERTISEMENT** |  | 200.00  | 75.00  |   | 200.00  | 75.00  |   | 150.00  |   |  |
|  **BANK CHARGES** |  | 50.00  | 20.00  |   | 50.00  | 0.20  |   | 50.00  |   |  |
|  **FOREST MANAGEMENT** |  |  |  |   | 3,000.00  | 1,165.50  |   | 2,055.00  |   |  |
|  **INSURANCE EXPENSE** |  | 4,500.00  | 3,747.00  |   | 4,500.00  | 3,747.00  |   | 3,900.00  |   |  |
|  **LEGAL EXPENSE** |  | 1,000.00  | 62.50  |   | 1,000.00  |  |   | 1,000.00  |   |  |
|  **MEETING EXPENSES** |  | 525.00  | 201.50  |   | 525.00  | 469.50  |   | 100.00  |   |  |
|  **MISCELLANEOUS EXPENSE** |  | 100.00  |  |   | 100.00  |  |   | 100.00  |   |  |
|  **NEIGHBORHOOD WATCH** |  | 100.00  |  |   | 100.00  | 53.97  |   | 450.00  |   |  |
|  **OFFICE SUPPLY EXPENSES** |  | 175.00  | 39.94  |   | 175.00  | 535.75  |   | 400.00  |   |  |
|  **POSTAGE EXPENSE** |  | 300.00  | 129.65  |   | 300.00  | 118.44  |   | 295.00  |   |  |
|  **PRINTING EXPENSE** |  | 250.00  |  |   | 250.00  |  |   |  |   |  |
|  **BRUSH HOGGING** |  | 3,000.00  | 2,800.00  |   | 3,000.00  | 2,800.00  |   | 3,000.00  |   |  |
|  **SUMMER ROAD MAINTENANCE** |  | 21,000.00  | 21,925.00  |   | 22,000.00  | 400.00  |   | 33,000.00  |   |  |
|  **WINTER ROADS** |  | 23,100.00  | 17,720.00  |   | 23,000.00  | 25,526.00  |   | 21,500.00  |   |  |
|  **SHERIFF EXPENSE** |  | 2,100.00  | 1,005.00  |   | 0.00  | 157.50  |   |  |   |  |
|  **ZOOM** |  |  |  |   | 500.00  |  |   |  |   |  |
|  **WEBSITE FEE** |  | 225.00  | 702.64  |   | 250.00  | 203.88  |   | 225.00  |   |  |
|  **WELL MAINTENANCE** |  | 100.00  | 110.00  |   | 150.00  | 110.00  |   | 110.00  |   |  |
| **Total Expenses** |  | **$ 57,250.00**  | **$ 48,538.23**  |  | **$ 59,625.00**  | **$ 35,952.74**  |  | **$ 66,885.00**  |  |  |
| **Net Operating Income** |  | **$ 25.00**  | **$ 6,440.79**  |  | **-$ 2,950.00**  | **$ 20,405.23**  |  | **$ 0.00**  |  |  |
| **Net Income** |  | **$ 25.00**  | **$ 6,440.79**  |  | **-$ 2,950.00**  | **$ 20,405.23**  |  | **$ 0.00**  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| NOTE: The Spring Road Repair Invoice for $22,495.75 was paid in July this year rather than in June as in years past.  |
| Had it been paid in June then our actual income for last fiscal year is a loss of $2009.52. Very close to the approved  |
| budget shortfall from last year of $2950.  |  |  |  |  |  |  |  |  |
| Thursday, Jul 18, 2024 10:41:46 AM GMT-7 - Accrual Basis |

ARCO,INC

Balance Sheet

As of June 30, 2024

|  |  |
| --- | --- |
|  | TOTAL |
| ASSETSCurrent AssetsBank AccountsPEOPLES UNITED BANK OP. ACCOUNT | 647.94 |
| PEOPLES UNITED MMKT. ACCOUNT | 73,013.66 |
| PEOPLES UNITED SAVINGS ACCOUNT | 7,464.78 |
| **Total Bank Accounts** | **$81,126.38** |
| Accounts ReceivableAccounts Receivable | 2,000.00 |
| **Total Accounts Receivable** | **$2,000.00** |
| Other Current Assets Undeposited Funds | 0.00 |
| **Total Other Current Assets** | **$0.00** |
| **Total Current Assets** | **$83,126.38** |
| **TOTAL ASSETS** | **$83,126.38** |
| LIABILITIES AND EQUITYLiabilitiesCurrent LiabilitiesAccounts PayableAccounts Payable | 0.00 |
| **Total Accounts Payable** | **$0.00** |
| **Total Current Liabilities** | **$0.00** |
| **Total Liabilities** | **$0.00** |
| EquityOpening Bal Equity | 33,093.62 |
| Retained Earnings | 29,627.53 |
| Net Income | 20,405.23 |
| **Total Equity** | **$83,126.38** |
| **TOTAL LIABILITIES AND EQUITY** | **$83,126.38** |

 **Accrual Basis Tuesday, July 16, 2024 09:41 PM GMT-04:00**

**BYLAWS**

**OF**

**Averill Recreational Camp Owners, Inc.**

Adopted May 30, 1999

Revised September 3, 2000

Revised September 2, 2001

Revised September 5, 2004

Revised August 31, 2008

Revised August 6, 2016

Revised June 17, 2023

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# **ARTICLE 1**

## **PURPOSES AND NAME**

### **SECTION 1**

The purpose of this member-benefit non-profit Corporation are to provide centralized representation to all the camp owners of those 140 lots, located in the unincorporated town of Averill, Vermont, conveyed to such owners or their predecessors by Champion Realty Corporation, and currently collectively known as "AVERILL RECREATIONAL CAMP OWNERS, INC." ("ARCO"), to provide continued management of the area known as the "common areas" as established by and in accordance with the grant of Champion Realty Corporation to the Corporation dated September 15, 2000 for the good of all the owners; to collect assessments as deemed necessary or appropriate for maintenance of the "common areas" to include but not limited to roads, water pumps, and beach areas; to procure general liability insurance as deemed necessary to appropriate to protect the Corporation and its members, to promote and preserve the integrity of the area as it now exists, in accordance with guidelines as were stipulated in the above-mentioned conveyances and prior lease agreements from Champion Realty Corporation; and to conduct any legal business that comes before the Corporation.

### **SECTION 2**

The name of this Corporation is "Averill Recreational Camp Owners, Inc."

# **ARTICLE 2**

## **MEMBERSHIP**

### **SECTION 1**

The Corporation shall be a membership corporation, with membership consisting of the owners of record of the ARCO lots.

# **ARTICLE 3**

## **BOARD OF DIRECTORS**

### **SECTION 1**

The Corporation shall be managed by a Board of Directors consisting of a minimum of five (5) and a maximum of seven (7) members. All Directors must be members in good standing, with all assessments imposed by the Corporation paid in full. The Board of Directors shall have authority to manage the affairs of the Corporation in accordance with the Corporation's Articles of Incorporation, the Bylaws, and applicable rules, regulations, covenants, and laws.

### **SECTION 2**

Directors shall be elected for two-year terms by the membership at annual meetings thereof. Directors may only hold office for three (3) consecutive terms.

### **SECTION 3**

The Board of Directors shall elect from among its members a President, Vice President,

Secretary, and Treasurer.

### **SECTION 4**

A simple majority of the Board of Directors shall constitute a quorum at any meeting of the Board of Directors.

### **SECTION 5**

A vacancy on the Board of Directors, unless such vacancy results in fewer than five (5) members, shall be filled by the membership at the next meeting thereof. If a vacancy on the Board of Directors results in fewer than five (5) members, the Board shall fill such vacancy with an appointee, serving only until the next meeting of the membership. Any successor elected by the membership shall serve for the unexpired term of his or her predecessor.

# **ARTICLE 4**

## **OFFICERS**

### **SECTION 1 PRESIDENT**

The President shall be the chief executive officer of the Corporation in the management of its affairs. The president shall preside at all meetings of the Board of Directors and the membership and perform such other duties as may be required under the laws of this state and the bylaws of the Corporation. The President shall be elected annually by the Board of Directors from among the Directors. In case of a vacancy in the office of President, the Board of Directors shall elect a President from the remaining Directors to hold office for the remainder of the unexpired term.

### **SECTION 2 VICE PRESIDENT**

The Vice President shall assist the president in the performance of his or her duties and shall perform the duties of President during his or her absence or disability. The Vice President shall be elected by the Board of Directors from among the Directors. In the case of a vacancy in the office of Vice President, the Board of Directors shall elect a Vice President from the remaining Directors to hold office for the remainder of the unexpired term.

### **SECTION 3 TREASURER**

The Treasurer shall maintain all accounts of the Corporation and have charge of its funds. The Treasurer shall keep all funds in such bank or banks as the Board of Directors may designate. The Board of Directors shall designate check signing authority in such manner as is appropriate. The Treasurer shall keep correct books of account and shall make a report in detail to the Board of Directors and the membership at the annual meeting and at such other times as the Board of Directors shall require. The Treasurer shall file all appropriate annual reports, and corporate federal and state tax, to the respective agency. The Treasurer shall be elected annually by the Board of Directors from among the Directors. In the case of a vacancy in the office of Treasurer, the Board of Directors shall elect a Treasurer from the remaining Directors to hold office for the remainder of the unexpired term.

### **SECTION 4 SECRETARY**

The Secretary shall keep all records pertaining to the Corporation and shall record all votes and proceeding of the membership and Directors. It shall be the duty of the Secretary to give notice of all meetings to the membership and Board of Directors when notice is required for such meetings and to keep custody of the corporate records. The Secretary shall keep a book containing a record of the name of the members and their places or residences. This book shall always be open to the inspection of the membership. The Secretary shall be elected annually by the Board of Directors from among the Directors. In case of a vacancy in the office of Secretary, the Board of Directors shall elect a Secretary from the remaining Directors to hold office for the remainder of the unexpired term.

### **SECTION 5 ROAD COMMISSIONER**

The Road Commissioner shall be appointed by Board of Directors from the membership, annually.

The Road Commissioner shall, in coordination with and assistance from the Board of Directors oversee the maintenance and improvements of the Corporation's roads in accordance with the budgets approved by the membership. The Road Commissioner shall be appointed annually by the Board of Directors from the membership. In case of a vacancy in the office of Road Commissioner, the Board of Directors shall appoint a Road Commissioner to hold office for the remainder of the unexpired term.

### **SECTION 6 TERMS of OFFICE**

All terms as an Officer shall be for a period of one year or until a successor is elected.

# **ARTICLE 5**

## **AUDITORS**

### **SECTION 1**

At least two auditors shall be elected by the membership at each annual meeting. The auditors shall each be a member of the Corporation and shall serve for a term of one year.

### **SECTION 2**

It shall be the duty of the auditors to conduct an internal review of the accounts of the

Corporation and provide a report of such review to the Board of Directors upon its completion and to the membership at the annual meeting.

# **ARTICLE 6**

## **BUDGET AND ASSESSMENTS**

### **SECTION 1**

The fiscal and membership year of the Corporation shall be from July l to June 30.

### **SECTION 2**

The Board of Directors shall submit to the membership, at each annual membership meeting, a proposed budget of expenditures covering the total anticipated expenditures for the fiscal year. This budget shall be considered by the membership and may be approved with or without revision. It may be reviewed and subject to revision at any special meeting of the membership thereafter. The officers and/or Board of Directors are prohibited from incurring any indebtedness beyond current cash assets without prior approval of the membership.

### **SECTION 3**

Assessments payable in equal amounts by each member shall be established by the Board of Directors each year to assure adequate funds for maintenance of the common areas. Such annual assessments shall be based upon a budget approved by the membership, voted on at an annual or special meeting. The Board of Directors may also establish, from time to time, special assessments to fund special projects as deemed necessary. Special projects shall require prior approval of the membership at an annual or special meeting thereof. Any special assessment shall be payable in equal amounts by each member.

Annual and special assessments are due within thirty (30) days of invoice. Failure to pay any assessment, as and when due, may result in a judgement lien being placed against the delinquent member's lot. Judgement liens for unpaid assessments may be foreclosed under the laws of the State of Vermont and delinquent member shall be responsible for interest at the legal rate and all costs of collection, including reasonable attorney's fees incurred by the Corporation. A member not current with any annual or special assessment on the date of an annual or special meeting of the membership shall not be eligible to vote at such meeting.

# **ARTICLE 7**

## **MEETINGS / VOTE**

### **SECTION 1**

The Annual Meeting of the membership shall be held on the first Saturday of August. Special meetings of the membership may be called by the President, the Board of Directors, or five (5) percent of the membership. All meetings must be held within the State of Vermont.

### **SECTION 2**

Written notice of the place, day, hour and purposes of the annual meeting and all special meetings of the membership shall be prepared and distributed to the membership by the secretary at least fifteen (15) days prior to the meeting.

### **SECTION 3**

The members present at an annual or special meeting of the membership shall constitute a quorum. Any action, other than the amendment of these Bylaws taken at an annual or special meeting shall require a simple majority vote of those present. Jointly held lots must designate a representative for voting purposes.

### **SECTION 4**

Proxy voting by State of Vermont Statutes, limits Directors’ ability to vote by proxy in any matter. Further, no Director may vote proxy for any member of ARCO. New proxy forms shall read in part "the solicitation of proxies from voting members is prohibited". Solicited proxies will not be accepted. No voting interest as a lot owner of ARCO, shall hold or exercise proxies for more than two (2) additional lot owners at any meeting of ARCO.

# **ARTICLE 8**

## **AMENDMENT OF BY~LAWS**

### **SECTION 1**

These bylaws may be altered, amended, or repealed by a two-thirds vote of the membership present at any properly noticed annual or special meetings of the membership.

# **ARTICLE 9**

## **MISCELLANEOUS**

### **SECTION 1**

Any matter which may arise related to the governance or operation of the Corporation that are not covered by the Corporation's Articles of Incorporation or these Bylaws, shall be governed by Title 11B of the Vermont State Statutes Annotated, relating to non-profit Corporations.

### **SECTION 2**

The Corporation shall indemnify and save harmless its Directors and Officers

from liability pursuant to and in accordance with the provisions of Title 11B of the Vermont State Statutes Annotated.

This form must be handwritten BY THE VOTING MEMBER ASSIGNING THE PROXY (not typed)

**PROXY FORM**

For ARCO Inc Annual Meeting August 3, 2024

I hereby authorize to serve as my proxy and to vote on my behalf at the ARCO Annual Meeting to be held on August 3, 2024.

This Proxy is valid for voting on the specific matters of ARCO Inc 2024-2025 Annual Budget, as proposed. *Note: Proxies cannot be used to vote on subsequent floor amendments to the budget.*

A voting member wishing to vote at an Annual Meeting of ARCO via proxy shall designate a member from the membership of ARCO Inc. A voting member wishing to vote via proxy shall personally contact the member whom the voting member wishes to exercise the proxy and must complete the proxy form in its entirety. Failure by the member to sign the form and complete all sections by hand will invalidate the proxy. The duly executed handwritten proxy form shall be mailed or emailed as a scanned document by the voting member or hand delivered to the Agent of the Corporation (ARCO Secretary). Proxy can also be accepted by the Agent of the Corporation (ARCO Secretary) via telephone call from the voting member assigning the proxy. Properly completed proxy forms must be received by the ARCO Secretary **no later than** **July 30, 2024.**

*NOTES: Proxies not returned to the Agent prior to the deadline will not be honored.*

*Hand-delivered proxies will NOT be accepted the day of the meeting.*

*Proxies cannot be used for Board member elections.*

A separate proxy form shall be completed for each ARCO Inc Annual/Special Meeting and valid for the designated time period stated on the proxy. The solicitation of proxies from voting members is prohibited. Solicited proxies will not be accepted. No voting interest shall hold or exercise proxies for more than one (1) voting member at any Annual/Special Meeting of ARCO Inc. ARCO Board members cannot serve as a proxy voter.

Your signature attests the above has been strictly followed.

Name E911#

Signature Date

Witness Signature Date

ARCO

RULES

REGULATIONS

&

# GUIDELINES

**ADOPTED May 27, 2001**

**AMENDED September 2, 2001**

**REVISED June 17, 2023**

## INTRODUCTION

For the benefit of ARCO members who may not be familiar with the history and current governance of the Averill Lakes area, the following information is provided.

All the land now owned by the ARCO membership was originally owned by Champion Realty

Company (camp lots and common land). Individual lots were leased by campers from Champion Realty Company.

The maintenance of roads, water wells, etc., was the responsibility of Champion Realty Company- rules regarding use of camp lots and other lands were established by Champion in addition to local, state, and federal regulations as established.

An informal campers’ organization started talks with Champion for purchase of lots in 1994. As negotiations progressed, it became evident that a formal organization was needed to represent all campers in the buyout negotiations and serve as a governance to oversee management of the area after the purchase was complete. A total of 140 camp lots and over 200 acres of common land were included in the buyout. Each camp owner paid a cost established by Champion, which included the camp lot and an equally prorated share of the common lands.

Therefore, ARCO (Averill Recreational Camp Owners) association was established in 1998 with approval of campers in attendance at the 1998 annual meeting. Each member of the seven (7) member Board of Directors was elected by the membership for staggering terms of 2 and 3 years.

ARCO derives its authority from a consensus of members in attendance at each annual meeting and from special meetings that may be held if necessary. All policy decisions and other matters carried out by ARCO are approved by the membership.

ARCO has the legal responsibilities that were approved by the membership and are included in the buyout deeds. They are as follows:

1. Required membership in ARCO by all lot owners.
2. Management of the common lands owned by members.
3. Management of the water wells owned by members, located on common lands.
4. Maintenance of the roads owned by ARCO and those ARCO has deeded rights of way.
5. Establish an annual budget and annual fees to carry out the responsibilities of ARCO which includes costs for the above items and others as approved by the membership, such as liability insurance, snowplowing, postage, supplies, etc.
6. Establish and collect annual assessments based on the budget approved by members and prorated equally to all lot owners.
7. Administer rules and regulations as approved by the membership to carry out the responsibilities outlined above.
8. Authority to assess liens on camps delinquent in payment of assessments.

We encourage each ARCO member to become actively involved in activities and responsibilities required for the management of ARCO and this pristine part of Vermont.

### RULES AND REGULATIONS FOR COMMON LANDS

As indicated in the introduction, ARCO has legal responsibilities for management of common lands, roads, water wells, and others. These responsibilities require rules and regulations to protect all our interests, as is the case in any jurisdiction where governance is required to protect the environment, individual members, and the association. The rules and regulations are approved by the membership. It is the responsibility of all members to be familiar with, understand and abide by them.

**Rules and Regulations** pertaining to common lands, including Big Averill Beach, Little Averill boat access area, roads, water wells:

1. In general, the use of common land other than foot traffic for recreational purposes, requires approval from the Board of Directors.
2. Removal, cutting or destruction of live trees, plants, shrubs, etc. on common lands is prohibited.
3. No permanent construction, improvements, or fixtures of any type are allowed on common land including roads.
4. ~~No powered vehicles such as ATVs (All Terrain vehicles), UTV’s, golf carts, unregistered vehicles, off highway recreation vehicles, dirt bikes, 3&4 wheelers, doodlebugs, or snowmobiles are permitted on any roads, rights of way or common lands. This is to prevent costly repairs to roads and environmental damage as well as for safety. (Snowmobiles are permitted on approved snowmobile trails)~~. ***4. No powered vehicles such as ATVs (All Terrain vehicles), UTVs, unregistered vehicles, off highway recreational vehicles, off-road dirt bikes, 3- & 4-wheelers, or doodlebugs, are permitted on any roads, rights of way or common lands. A Conservation Easement legally and permanently limits and restricts uses of land; it absolutely prohibits ATVs or UTVS to prevent environmental damage. This also prevents costly repairs to roads as well as ensures safety. Snowmobiles and golf carts are permitted on ARCO roads if they are fully insured and registered. Golf carts must display an ARCO Pass and are permissible if operated by a valid licensed driver. Snowmobiles must possess a valid TMA (VAST sticker) and anyone operating them would be required to have proof of Snowmobile Safety Education Certificate (anyone born after July 1, 1983). Those operating a snowmobile without a valid driver’s license would be required to have an accompanying individual with one (adult).***
5. Pollution of any source of water is prohibited, no drains, sewers or wastewater outlets shall empty on to the ground surface or into any lake, pond, bog, stream, or other water source.
6. No private water wells can be located, constructed, or operated on common land. Our commonly held water wells are located on common lands.
7. No garbage or debris shall be disposed of on common lands, roads, and beach or fishing access areas.
8. Use of common lands, beach areas, roads etc., shall not be such as to constitute a nuisance or annoyance to others in the vicinity or cause a diminution of the value of property in the area. (Amended 9/02/01 to read: All dogs are to be always on a leash and/or under the control of the owner while on beach areas.)
9. No fires of any type are permitted on common lands.
10. No barriers, gates, etc. are allowed which would restrict access over roads, rights of way, or common land, except as stipulated in our deeds, by owners of roads for which we have only rights of way.
11. No signs or other displays are allowed within any of the roads, rights of way, or common lands. Temporary weekend function signs may be used; however, they must be removed within 24 hours after the function.
12. Corner posts and property pins indicating boundaries shall not be disturbed or removed.
13. Parking must be off the roadway to not obstruct traffic flow or maintenance of the roadway
14. All members are responsible to inform their invitees, guests, employees, and agents of ARCO rules and regulations and ensure that they abide by them when visiting.
15. Exceptions to some of the rules and regulations may be made by ARCO. The exceptions will generally be specific and short term only. Requests for exception to any rule must be made in writing to the Board of Directors thirty (30) days prior to a scheduled meeting.
16. Members are responsible to ensure that any activity conducted by them or their legal guests, on common lands, roads, right of way, beaches, access areas, etc., are compliant with ARCO rules, federal, state, county and local laws, ordinances, and rules.

**RULES AND REGULATIONS PERTAINING TO PRIVATELY OWNED LOTS**

ARCO’s legal responsibilities relating to each member’s privately owned lot is limited. The Board of Directors and membership are not inclined to manage the use of each member’s lot. The need to apply common sense in the use of each member’s lot is nevertheless obvious. For these reasons, the use of each member’s lot is based on a set of guidelines, which have been approved by the membership. Some legal responsibilities are required of ARCO and the membership as part of the deeds. Other laws, rules and regulations have been in place for many years that do place restrictions on the use of privately owned lots. Those are as follows:

1. Lots shall be limited to non-commercial and non-professional recreational purposes and is further limited to such uses to not conflict with any applicable local ordinances, federal, or state statutes, rules or regulations including without limitation, zoning ordinances and regulations.
2. Property owners shall not use the property as a year-round residence.
3. Owners shall not request any public or private utility to provide electrical, telephone, cable or television or other services to or on the property.
4. Corner posts and property pins indicating boundaries of each lot or the common lands may not be removed or disturbed.
5. Owners shall not pollute or create a source of pollution of any waters on or adjacent to the property. Existing toilet facilities and wastewater disposal systems must always comply with all federal, state, and local requirements. No drains, sewers, or wastewater outlets shall empty onto the surface of the ground or empty into any lake, pond, bog, or stream.
6. All water wells shall be located, constructed, and operated on the lot in strict compliance with all applicable federal, state, and local rules, regulations, statutes, and ordinances.
7. Parking for each lot must be off the roadway as to not obstruct travel or maintenance of the roadway.
8. Owners have the right to remove trees from their lot in order to create a clearing thereon in which to perform any improvements on the property so long as owner’s removal of such trees, etc., does not cause waste upon the common land. Any other removal, cutting, or destruction of live trees, plants, or shrub growth on their lot within 75 feet of any lake or stream is prohibited. Owner recognizes and acknowledges that state laws strictly regulate any shoreline alteration or improvements such as docks, piers, beaches, dredging or filling that could affect water quality or wildlife habitat.
9. Owners shall be familiar and fully comply with all federal, state, and local statutes, rules and regulations relating to outdoor fires or burning of any type on the property and shall be familiar and fully comply with all hunting, fishing, and other games laws applicable in the area in which the property is situated.
10. It will be the lot owner’s responsibility to inform their invitees, guests, employees and agents of the rules, regulations and guidelines and ask them to abide by them while visiting.
11. Solid wastes shall be deposited in municipal or other approved solid waste disposal areas. Solid

wastes are items such as windows, scrap metal, old grills, iron pipes, toilets, appliances, etc.

### GUIDELINES FOR USE OF PRIVATELY OWNED LOTS

The following guidelines have been carefully developed, reviewed, and approved by the membership in order to have consistency, safety, and proper maintenance of the aesthetics and general orderliness of the area.

1. Each lot owner is asked to work with ARCO and the other lot owners in maintaining the area as it has been for several years in the past. The past preservation of this area as a remote recreational camp area is what makes this spot so unique. It is important to notify the Board of Directors of violations of the bylaws, policies, procedures, and guidelines to protect each ARCO member and the environment. Fires out of control can affect us all. Trash, when not disposed of property can affect us all. Abuses of the environment can affect us all. So, we need to work together to keep this beautiful corner of the world intact.
2. In order to prevent uncontrolled fires on our lots or common lands, all chimneys on the property shall be equipped with adequate spark arresters. The opening of any chimney shall be at least three feet (3’) horizontally and ten feet (10’) vertically from any overhanging tree or tree branches. Brush resulting from the clearing of any property shall not be piled upon adjacent lands or along bank of any stream or shore of any lake or pond. Owner acknowledges and agrees that the owner shall dispose of brush, by reduction to small size or chip form and scattering of residue over this lot, or by removal to an approved landfill.
3. Owners shall always keep their property neat and clean and shall dispose of all garbage and debris by removing all such material from the property and properly disposing of same in accordance with applicable federal, state, county and local laws, rules, and regulations. Solid wastes shall be deposited in municipal or other approved solid waste areas. Under no circumstances shall garbage, trash or any other waste be dumped into or otherwise disposed of on the common lands, in lakes, ponds, or streams or along any road.
4. The use of property by owner shall not be such as to constitute a nuisance or annoyance to other owners in the vicinity, or of such a nature as to cause a diminution in the value of the other property owners in the vicinity.
5. The use of tents, campers, travel trailers or other types of recreational equipment on the property for permanent accommodations is discouraged. Owners may use such recreational equipment on the property during the period starting with spring opening of the roads to November 30 of each calendar year, providing that such equipment shall be removed from the property from December 1 until the spring opening of the roads, each calendar year. Temporary living quarters of any sort, including but not limited to trailers, and travel trailers are permitted only while permanent living quarters are being constructed and shall comply with all federal, state, and local statutes, rules, ordinances, and regulations.
6. Please be considerate of your neighbors in running generators late at night or early in the morning. (Recommended hours are 7am to 10pm).
7. Owner(s) is responsible for all their invitees, guests, employees, or agents’ actions during their visit to the area. It will be the lot owner’s responsibility to inform their invitees, guests, employees, and agents of the rules, regulations and guidelines and ask them to abide by them while visiting.
8. For emergency purposes, it is suggested that each low owner place a sign, with the assigned lot number, where clearly visible from the road. For aesthetic purposes, we suggest that sign size not be larger than 18” in length and 12” in height.