

East Lake View Home Owner's Association
Board of Director's Meeting
Friday, June 27, 2025 3:00 PM
Marty's Home

The 2025 East Lake View HOA BOD's organizational meeting was held on Friday, June 27, 2025 3:00 pm at the home of Marty Blumenstock. In attendance were Marty Blumenstock, Kathe Coyle, Neil Pitts, Henry Maus, Gordon Stoutenburg, Kelly Boocock, and Deb Kwapniewski. The meeting was called to order at 3:00PM.

Debbie Brule also attended. She gave the board updated information regarding several topics of concern.

- The rental of the property at 4195 Angela Way is being rented by Evolve. It is a legal rental and tenants are being monitored. Conditions of the property including birds in the attic and lack of lawn and landscaping maintenance are being addressed.
- The trees in the two eyebrows will be replaced by the Township of Gorham in the fall. Deb will continue following up with the Town Clerk.

Property Maintenance

The Board will take no legal actions regarding property maintenance issues. Issues of concern will be discussed, on a case by case basis with the owners directly.

New Property Development

The property formally known as Scenic Ridge Rise has been purchased by Crooks Properties. The name of the development has not yet been registered with the town, nor have plans for the development. Construction may start in the fall and mortgages will be held by Ryan Homes. Five of the homes will need to meet the requirements of affordable housing.

Common Areas

It has come to the Board's attention, while researching tree replacement on the eyebrows, that taxes are not paid on the eyebrows, the circles, and the south side of the entrance. The HOA is responsible for their maintenance. The HOA does pay taxes on the land by the two ponds, and the north side of the entrance.

Past Meeting Minutes

Deb K made the motion that Minutes of HOA meetings will be distributed as drafts, corrected and voted on electronically and then posted on the website within two weeks. Henry seconded the motion and it passed unanimously. We will be posting the previous 24 months of minutes. Neil made the motion to accept the June 17 BOD minutes. Kelly seconded the motion. The motion was passed unanimously.

Mail Boxes

We will be sending out information regarding replacement mail boxes again. They are the Large Green Steel Elite T2 mailbox by Gibraltar, with a rural post mount. The lettering is large non reflective right and left side sets.

Common Area Maintenance

We are still waiting for Dana to finish spring clean up.

Henry drafted a letter to gauge interest in volunteering to help maintain the common areas throughout the season. The letter will be emailed to residents. We will also be checking with our insurance agent regarding liability issues.

Organization

Members of the ELV Board have agreed to the following positions:

- President - Marty Blumenstock
- Vice President - Kathleen Coyle
- Treasurer - Paul Garsin
- Director of Information - Kelly Boocock
- Recording Secretary - Deb Kwapniewski

Our next meeting will be held on July 29, 2025, at 3:00PM, at the home of Neil Pitts. Kelly made the motion to adjourn, which was seconded by Gordy. We adjourned at 4:45 PM.

Respectfully submitted,
Debra Kwapniewski