

BIG SANDY ASSOCIATION

ANNUAL MEETING MINUTES JULY 8, 2023

In attendance;

Charlie Brown, Debbie Bushway, Maria Civita, Dick &

Claudette Dailey, Ted Gibbons, Ed Lewis, Bruce and Sandy

Maeder, Mike McDonnell, Eric Miller, Paul & Linda Mishkin,

George Osgood, Paul Paget, Sandy Prince, Al & Debbie Villanucci

Meeting called to order: 9:00

Directors' Report: Ed Lewis presiding.

A quorum was established.

Lauren Pickford from LEA delivered a presentation on the current state of Highland Lake.

Copies of the 2023 Agenda, the 2022 Minutes and the budget were distributed to the members.

A motion to accept the 2022 minutes was unanimously accepted by the members.

Ed Lewis presented a summary of the impact on the budget and financial condition of the Association due to the unusually severe winter, and its impact on the condition of the road and the beach.

Ed asked for a volunteer to be the Association Secretary. The position is responsible for organizing the agenda for the association meeting and preparing the minutes of the meeting.

The membership expressed thanks for the ongoing efforts of Tony and Maria Civita to clean and rake the beach.

The membership also expressed thanks for the heroic efforts of a crew led by Jack Prince to remove a fallen tree and branches from the lake to drag it to shore.

Ed Lewis and Debbie Villanucci presented the Treasurer's Report. As of June 30, the balance in the operating checking account was \$19,926.47. A reserve savings account was established and stands at \$500.02. The directors approved a transfer of an additional \$300 from the operating account to the savings account. An exhibit overviewing historical expenses, last year's budget versus actual expenses and this year's budget was reviewed. (That exhibit has been included.)

Ed reviewed one significant item. The Road expenses were significantly under budget by approximately \$2900 because tree work planned for last year did not take place. That money will be moved forward to this year's budget with plans to do the tree trimming this year.

George Osgood presented a detailed report of the impact of the unusually severe winter weather on the condition of the road. A culvert was washed out, and there were many fallen trees, some blocking the road. There was discussion of the proper physical scope of the work done by Finishing Touch Property Services. The scope is to be twenty feet from the center of the road on both sides.

Eric Miller presented the report on snow plowing. Mike Ward, who has done the plowing for many years, is no longer available. After a diligent search, Eric found four possible new contractors. He recommended Bennett Property Services LLC, who was in turn recommended by Mike Ward. The last invoice Of Mike Ward was for \$4,396, plus some miscellaneous extra costs. The bid of Bennett LLC was for \$6,500 including sanding, that covers all storms. Bennett LLC will plow member's driveways with an expected cost of \$500 for the season, but the cost could vary depending on the driveway. The directors and the members approved Bennett LLC selection and authorized Eric to accept the bid.

Al Villanucci presented the dock report. There are still two vacant slips. Chains underneath the dock were rusted and corroded and were replaced. The cost was borne by the six slip holders who share all costs for the dock. (The Association does not contribute any costs for the dock, in accordance with the initial agreement and approval to install it.)

There was discussion of two items of new business, 1.) Access to the lake from the kayak/canoe rack and from the stone stairs and 2.) AirBnbs.

The area of access to the lake from the rack is rocky, slippery and a bit dangerous (especially for older members) to take kayaks and canoes in and out of the water. Paul Paget was directed from last year's meeting to explore a safe "boat ramp" for canoes/kayaks. There was opposition to any solution that would allow motorized watercraft access to the water. One of the stones on the

stairway is displaced, making it very difficult for pedestrians to walk down to the beach. There was some discussion of handrails. Due to possible liability issues and ongoing maintenance, this suggestion met with disfavor. Paul Paget was asked to continue his research and study of the canoe/kayak ramp and possibly include a handicap accessible approach through the ramp to the beach. Paul plans to follow up with some specific solutions for further consideration.

Paul Mishkin addressed the issue of AirBnbs. Members complained of two occasions where the AirBnb at 151 Big Sandy Road had a significant amount of people in addition to the paying guests. There were cars parked everywhere along the road and tents on the front and back lawns. It later turned out that the owners were unaware of the unauthorized presence of a significant number of additional people invited by the original guests in violation of the AirBnb policy. Mishkin met with the owners and family who understood, agreed with and appreciated the concerns of the Association. Thereafter, there were no more complaints or problems; the issue was resolved amicably.

- Mishkin researched the history and issue of conflicts between Airbnbs and various condominium and homeowner's associations. There is an inherent tension between a neighborhood of full and part-time residents and a commercial resort, in which vacationers have no permanent stake, and may not be as vigilant as they should be about the effects of their activities on the neighborhood. The State of Maine and the Town of Bridgton have not enacted any legislation on the subject. The only authority that the association has is conferred by the Bylaws and the Maine statute. The Association is empowered to enact and enforce rules and regulations that impartially affect all members and guests without regard to Airbnb status. Mishkin volunteered to review and update the Common Courtesies that were enacted in 2007 to address issues presented by Airbnbs. The revised Common Courtesies will focus on improved communication, accountability, good faith and goodwill between the Association and Airbnbs. The proposed changes will be considered by the board of directors, and if approved, will be presented to the members of the Association for a vote.

The three directors, Paul Mishkin, Al Villanucci and Ed Lewis, and the Treasurer, Trish Myers, were unanimously reelected. The positions of President and Secretary remain vacant.

After discussion of increased costs in general, of extra costs incurred by the extreme winter weather and the plans for some improvements on access to the beach and the water, the members voted 9 to 1 to increase the annual dues from \$450 to \$500 after a motion to keep the dues at \$450 was defeated by a vote of 5 to 6.

The next annual meeting: Saturday July 13, 2024, at 9 am. Rain date: Sunday July 14, 2024, at 9 am.

Meeting adjourned: 11 am.

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