**Big Sandy Owners Association 2025 Annual Board Meeting Minutes**

**Meeting Date:** July 12, 2025, 9am  
**Meeting Commenced:** 9:10am  
**Meeting Ended:** 10:53am  
**Attendance:** 28 families in attendance. Full list and proxies recorded.

### **2025 Attendance List**

1. **Allison Mondello**
2. **Dan Mondello**
3. **Deborah Bushway**
4. **Paul McGulley**
5. **Linda McGulley**
6. **Donna Brown**
7. **Charlie Brown**
8. **Sandy Prince** *(Proxy for Carla & Jeff Allan)*
9. **Ed Lewis** *(Proxy for Myers / Suderholm)*
10. **Stanly Marder**
11. **Bruce Marder**
12. **Michael McDonnell**
13. **Debbie Villanucci** *(with Leigh & Chris Esky)*
14. **Maria Civita**
15. **Paul Paget** *(with Proxy for Brendan Paget)*
16. **Sean G. Giant**
17. **Colin Holme (LEA)**
18. **Eric Muller**
19. **Ted Gibbons**
20. **Dick Daly** *(Proxy for Websters & Lowestry)*

**I. LEA Presentation by Collin Holme, LEA Director**

* **Water Quality Monitoring:**
  + Buoy system takes measurements every 15 minutes.
  + Highland Lake is in good condition:
    - *Clarity:* Improving.
    - *Phosphorus:* Stable.
    - *Chlorophyll:* Decreasing (less algae).
* **History & Programs:**
  + LEA has monitored since the 1970s.
  + Milfoil control program.
  + Education and contractor training on erosion control.
  + Technical assistance for homeowners (LakeSmart reviews, runoff evaluation, septic checks).
  + LEA provides written guidance on water level regulations (since ~2023).
* **Membership:**
  + <30% of Highland Lake property owners are members.
* **Q&A Highlights:**
  + *Public Beach Testing:* Not frequent; town manages it.
  + *E. coli Testing:* LEA has conducted some at Stevens Brook.
  + *Water Levels:* Controlled by the town, guided by LEA.
  + *Well Water Testing:* LEA does not do this; recommends A&L Labs in Lewiston.
  + *Runoff & Property Evaluations:* Offered by LEA.
* **Contact:** Collin@mainelakes.org | 647-8580
* **Association Contribution:** Big Sandy continues to support LEA financially.

**II. Director's Report (Ed)**

* All board positions are filled.
* Dan Mondello named new Secretary.
* Committees & Roles:
  + **Road Committee:** George, Bruce, Mike.
  + **Snow:** Eric.
  + **Website:** Maria.
  + **Legal:** Paul.
  + **Dock:** Al.
* 10 families are financial contributors; 28 total.
* Strong, diverse talent pool noted.
* General morale and association performance: "Things have never been better!"

**III. Common Courtesies & Community Issues**

* **Dog Policy:** All dogs must be leashed or on owner's property.
* **Beach Maintenance:** Pine needles must be removed and thrown into the woods to protect the grass (important for erosion control).
* **Gunfire Incident:**
  + Brenda's son reported to be firing a (semi)automatic rifle, sometimes at night.
  + Members raised safety concerns.
  + Paul to investigate relevant town bylaws regarding firearms and times of use.
  + Woods are also used for hiking.

**IV. 2024 Meeting Minutes**

* Minutes were accepted with one dissenting vote (due to not having read them).

**V. Road Committee Report (Mike, in place of George)**

* Road performed excellently during winter:
  + Well-sanded and wide.
  + Drainage stones and ditches functional.
* Grading costs: $3,400–$3,800/year.
* Stone spread successfully this year.
* Crack sealing is due (typically done every 3–4 years).
* Road is open year-round; formerly closed during winters.
* General consensus: current road budget is sufficient but should be reviewed.

**VI. Snow Report (Eric)**

* Average winter.
* 19 users in 2024; projected 18 in 2025.
* 2024 Cost: $6,250; 2025 Bid: $6,450.
* $13.50 per user refund will roll over.
* Cost split:
  + 75% by users.
  + 25% by non-users.
  + Contributions: Lombard family $350; Websters $50 (camp closed).
* No complaints received.
* **Trail Use:** LEA maintains ski trails; some outsiders use/park occasionally.
* Plowing info for 2025 to be sent out after Labor Day.

**VII. Treasurer's Report**

* Delivered by Ed (Trish absent).
* **Highlights:**
  + Surplus from snowplowing.
  + Dock owner count maintained.
  + Reserve Fund: $800.
  + Working capital: $5,000.
  + All dues collected.
* **Tracking Improvements:**
  + Separate tracking for association, plowing, and dock funds.
  + Increased financial transparency.
* **Considerations:**
  + Discussing moving $1,000 into reserve fund.
  + HOA reserve buildup discussed (Massachusetts laws used as example).

**VIII. Dock Report (Al)**

* General condition: Good.
* Minor repairs made.
* One dock available due to Fisher family sale.
* Swim dock redecked (Mike and Al).
* Chain broke and was repaired.
* Swim line may be removed.
* One post pending installation (Al coordinating volunteer help).
* Door on dock may need replacement next year.

**IX. New Business**

1. **Voting Reform:**
   * Paper ballots will now be used for competitive officer/director races.
   * Earlier cutoff date also suggested.
   * **Vote Passed.**
2. **Speeding Concern:**
   * Reports of excessive vehicle speed in the neighborhood.
   * Speed limit is 15 MPH.
   * Contractors to be reminded of speed policies.
3. **Snowplowing Fee Proposal:**
   * Suggestion to include snowplowing as part of HOA dues.
   * Pros & cons discussed.
   * **No formal vote held.**

**X. Officer Elections**

* No changes. All current officers remain in place.
* Motion by Dick Daly.

**XI. Charitable Donation**

* $150 donation to LEA unanimously approved.

**Meeting Adjourned:** 10:53 AM