**HOLA BOARD MEETING MINUTES 9 AM July 8, 2023 held at RFA Lakeside Theater**

**Meeting called to order by Millie at 9:02 AM:**

**Those Present:** Ann Arthurs, Dave Arthurs, Dave Douglas, Millie Hoekstra, Larry Malone, Al Salvini, Rob Smith, Ana Wetherill, Darren Winslow, Ed Zambraski, John Patriquin, Jeff Zapolsky, Val Zapolsky

**Absent:** Anne Crump (resigned), Brittany DiPompo Russell, Mary-Ellen Moroney

**Announcements:**

Lots of new owners.

Fidium conduit installation done on the Highlands side. Still installing conduit on the Overlook side.

There is a LUPC workshop at the high school on July 13. Someone from the board should attend.

Neither Millie or Val are available.

FYI There will be a large private party at the waterfront on July 23.

**Secretary’s Minutes** from the May meeting. *Motion for approval – Dave Douglas. Second-Ed Zambraski. Unanimously approved without changes.*

**Treasurer’s Report:** (attached)There are very few unpaid account balances. The snowplowing was under the minimum guarantee, so we paid the small balance up to the guarantee. Overall we have had a lot of income due to a lot of construction and extra road fees being paid. Several people have bought into the waterfront, so there is money for that as well. Some money was spent on geese mitigation, but it was very successful. Jeff prepared a budget based on last year’s numbers (attached*). Jeff moved to present this budget with the assessors and then have it ready for the Annual meeting in September. Seconded by Val Zapolsky. Unanimously approved.*

**Road Report:** (attached) Since Fidium is finished in the Highlands, the roads are being graded and new gravel applied. Fidium is still working in the Overlook so work on the rads there is delayed. Washouts have occurred and will be fixed. There will be some fill available for anyone that wants it. Rob Ellis says he will take fill. Let Dave Douglas know it you want some fill.

**Waterfront Report:** (attached) New docks in place. New steps w/handrail in place with lots of compliments. Because there has been a lot of hullaballoo about the short-term-rentals and LUPC and the state are currently considering regulations, the sticker program for waterfront access will be put on hold.

On our website there are 3 different forms that say almost the same thing, but not exactly, leaving room for confusion. Ed and Millie have a document that COMBINES ALL 3 FORMS INTO ONE FORM to avoid any confusion. This new doc was unanimously approved by the board. The website will be updated with the new form.

 All kayak racks are assigned but not all are used. Please let Ed know if you are not going to use it because there is a waiting list. Also some kayak spaces have been reserved for “guest kayaks.” Next year’s form will make it clear that racks are for owner kayaks only, not guests. Everyone thought that was a good idea.

There are only about 10 owners without waterfront access. The current cost to buy in is $9500 for those with no access and $1500 for those with 100 ft. access. (Full access is 212 ft.) There was discussion about raising the price to buy in. *Dave Douglas motioned to raise the price from $1500 to $5000 for buy in for those with the 100 ft. access, leaving the cost of full access at $9500. This will occur January 1, 2024. Val Zapolsky seconded and it was unanimously approved.* There will be notice sent to all owners with less than full access to the waterfront. We are hoping the coming price increase will encourage some to buy in sooner rather than later.

A handout of HOLA Waterfront Rules will be in the shed at the waterfront.

The USDA came and mitigated the geese on July 5. Thirty-one geese were captured and relocated.

**Nominating Committee:** Dave Arthurs, Valerie Zapolsky and Darren Winslow terms are expiring. They have agreed to re-up. Anne Crump has resigned. Sam White had previously been on the list for next up for the board. Sam will be contacted. Everyone agreed.

**Assessors** will review the budget recommendations and process of establishing the annual fees with Millie and Jeff.

**Ad Hoc Committee Report:** (attached)

Meeting adjourned.

Next meeting Sept. 2, 2023 at 9AM

Annual Meeting Sept. 2, 2023 at 11 AM

Respectfully submitted Val Zapolsky