

Lake Community Property Owners Association  
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## BOARD MEETING

WEDNESDAY, JANUARY 21, 2026

### MINUTES

**In Attendance:** Bret Graff, President; David Festa, VP; Susan Blanchard, Recreation Director; Carryl Daza, Roads Director; Tracey Smolder, Legal Director; Lori Payeur, Treasurer. Kat DeFabrizio, Trustee; Joseph Geraci, Trustee; Jess Hatke, Office Manager

General Members in Attendance: Denise Acheson, Susan Heinz, Gillian Champagne

Call meeting to order at 7:07 pm by Bret, 2nd by Tracey

1. Reading of the Minutes of the December 17, 2025 Board meeting. Motion to waive reading of the December minutes by Tracey, second by Susan, all in favor-reading waived. December minutes were distributed to board prior to meeting, minutes accepted.

2. Oath of Office and Confidentiality agreements read, signed, and witnessed by Board members and Trustees in attendance.

#### 3. Board Reports

-**VP:** Office is doing very well; Arden is now a Notary.

-**ROADS:** Potholes are being noticed and documented, they will be addressed in the spring.

-**RECREATION:** There have been 2 walking groups/events so far, this weekend will be cancelled due to extreme cold we will be getting and lack of participants. Walking group will continue, we meet and walk for approximately an hour. We hosted the first 'Sips & Dips' event, nobody showed up except for Susan and her family. We will be doing this monthly, the next is scheduled for Friday 02/20... members are to bring their favorite dip to share and hang out with friends/neighbors. We will be doing a 'Parent Date Night' on Friday 02/13. Registration just opened and members must sign up prior. Childcare, pizza, crafts, and games will be provided. Registration will close on 02/06 so we know how many adults will be needed... 1 adult/5 kids and parents will sign a waiver. Cabin Fever is on 02/28 and is "Nashville Country Night", line dancing instruction, music, food will be provided.

-**TREASURER:** Introduction (New to board), member since 2020 and is a Financial Director for non-profit, former auditing experience as well. Attended the court hearing regarding theft case and met with Arden and Jess in the office. Will be working with Arden to create monthly reports for board meetings. Looking forward to serving our community.

-**LEGAL:** Items to be discussed during legal meeting.

4. Yearly bids are being prepared and will be posted in February (Janitorial, Landscaping, Lake Water testing, and Road Sweeping). Carryl stated that sweeping may or may not be done, it all depends on how much grit is left on the roads, Members expressed concerns about how much grit was left after last winter and would like sweeping done this year since it was not done last year. Sweeping will be put out to bid and we will decide once winter is over.

5. Tree removal by Dam #2- certified letter was sent to member whose property will be affected. Member emailed the office stating she received the letter and will not grant access to her property unless a solution and agreement is made prior to trees being removed. Letter explained that the state is enforcing this NOT LCPOA. Board to come up with a plan to present to member.

6. Kayak/Boat storage and racks- tabled until next month when B&G Director is present.

7. Monthly rental inspections:

February- Bret

March- Lori

April- Susan

May- Dave

8. Yearly renewal of Bureau of Fire Code Enforcement registration is complete.

9. DEP- Illegal Hydroraking: After months of update requests, it has been found that our case has been closed with No violations. According to the investigator that was handling our case, it was because a DEP agent wasn't physically present to witness the hydro-raking, even though Jess had provided videos, pictures, and work orders at the time of the incident. We also have a police report from that day. The DEP never once requested any additional witnesses or information during the investigation. The assigned investigator did say that this is typically something he does not handle, and recommended calling the supervisor of "CLUE" (Coastal Land Use Enforcement division) and see if they could do anything further. Jess will also reach out to Chris Hanlon from LMS and see if he can help since we incurred additional treatments due to the illegal actions and saw first-hand the resulting damages.

10. New Business: Dave will be reaching out to the members that expressed interest in being on the By-Law and Finance committees. He would like to start meeting as soon as possible to get updates made.

11. Member concerns/questions: Susan Heinz questioned by-law changes and updates. Bret recommended she be part of the by-law committee, Susan refused to join committee.

Denise Acheson requested that previous month's minutes be read and not waived, and also posted right away. Members that are in attendance are the same members that come to every meeting. If the board notices additional members attending, they will consider reading them instead of waving them. Minutes are posted on our website, but are a month behind... as per law, minutes cannot be made public until they are approved at the following meeting. Denise suggested the board approve the minutes prior to the following meeting (email vote to approve) so that the minutes can be posted and available to the general membership sooner. Board to review the laws and Robert's Rules regarding meeting minutes procedure.

12. Motion to close BOD meeting by Bret, 2nd by Susan. All in favor.  
Board meeting closed at 7:29 p.m.