

**Watchic Lake Association  
Annual Members Meeting Minutes  
July 13, 2013**

Meeting called to order at 9:07 am, held at the Standish Town Hall community Room.

Approximately 50% of membership in attendance.

**Secretary's Report-** minutes from 2012 to be reviewed at next Annual Members Meeting.

**Board Members:** Matt Campbell resigned from the board and Steve Bradbury's term is up. Thank you both, for your service.

**Treasurers Report:** Bob Joslyn reviewed Treasurers Report. See attached copy handed out to all members.

**Water Quality:** Eben Joslyn reviewed the Current Lake Water Quality Status Report (Spring-Summer 2013). See attached copy handed out to all members. The quality of our lake is great. Eben compared the measurement of our lake water coliform/bacteria level, to the water testing limits done by the state used to determine if the quality of a body of water is acceptable for public swimming. The limit to shut down a beach is 235 cfu/100mL. The highest our lake water coliform/bacteria level has been this year measures 6.3 cfu/100mL. Well below the maximum allowable limit.

**Education:** Patty Guenther introduced an educational speaker, Tom Ferent "Mr. Lakefront". He is a Realtor by trade, with extensive experience selling lakefront property and covered key issues affecting water quality and Lakefront property values. Highlights are as follows:

- Current market conditions are improving for Lakefront property sales.
- Values of homes on lakes with poor water quality are reduced by at least 20%. A home on a lake with above average water quality worth \$750,000 would only be worth \$500,000 on a lake with low water quality.
- Water runoff is the number one contributor to bad lake water quality. Poorly maintained roads are sometimes big contributors to water runoff. If you do not have a road association, set one up.
- Fannie Mae is a secondary market for most mortgages from banks. They will not accept loans, on Lakefront property, if there is no road association set up to plow and maintain the private road.

Don Drew commented that Watchic has 16 roads that are not "driveways". The town has a record of road associations for 8 of these roads, although only 4 of them are operational.

- Interest rates for mortgages on property considered "seasonal" are higher than if the property is considered "year round".

Thank you Tom Ferent for presenting today.

**Membership:** We currently have 108 members versus 125 last year. This number does not include people signing up at today's meeting. This represents only 1/3 of the people on the Lake. We need more members! Contact Patty Guenther about membership.

**Capital Fund:** Steve Center reviewed the Capital Fund Drive. We currently have \$205,000 in pledges to the Capital Fund. The average contribution is \$2,000. Although the Fund Drive (knocking on everyone's door)

is over, we are still accepting contributions and new owners will be contacted. In addition we have established a line of credit, if needed.

**Dam:** David Brabury reported all is well with the Dam. The gate will have to be replaced sometime and work is planned for the fall.

The Paine water mitigation system is functioning well.

**Lakesmart:** Patty Taylor introduced herself as the Lakesmart coordinator for Watchic Lake, explained what Lakesmart is, and reviewed the changes in the program. It used to be run by the DEP and Cola. COLA has now taken over the program entirely, with Maggie Shannon as the coordinator. COLA has changed their name to Maine Lakes Association. Patty T. apologized for the confusion over the last year and asks anyone in the process of being reviewed for Lakesmart, update their information with her after the meeting. Patty T. introduced Patty Guenthner and Patty Center as Lakesmart property evaluators “in training” along with herself.

**Here’s how it works:** you call or write our LakeSmart Coordinator, and we arrange to have one of our trained volunteers come to your home. He or she will walk your property to assess its lake-friendliness and give you a written report on its ‘lake IQ.’ If appropriate, you’ll also get some suggestions for making improvements. You can follow these recommendations or not, as you wish. There is no cost to the visit or obligation to act (though we hope you will). The LakeSmart visit is simply an informal opportunity to learn how to protect the lake, preserve property value, and help wildlife. It takes about an hour.

Patty Taylor, Patty Center, and Patty Guenthner have been trained to do initial reviews of your property. When your property is ready, they will request a representative from Maine Lakes Association come out to review and recommend for a Lakesmart award.

**Recognition:** Sometimes a home starts out with a high lake IQ. That’s not the usual course, but when it happens the homeowner receives the prestigious LakeSmart Award. More often than not, homeowners earn the Award after making improvements over a year or two. Either way, when you accept the LakeSmart challenge it’s a win-win-win: for the lake, for the loons and for every property owner around the shore.

Lake smart awards were presented to Eileen & Dave Burnell (not present at meeting), and Nancy and Paul Mc Nulty.

**Yard Sale:** Brenda Geraldo went over the yard sale being held at Kiwanis on July 27, and reiterated the need for donations. Pickup of items will be done on July 15<sup>th</sup> after 5:00pm, and arrangements can be made for pickups after that date by calling Brenda or Patty Guenthner. Proceeds will go to the milfoil fund. Dusty Drew volunteered to be parking attendant.

Thank you Kiwanis club for letting us use their property for the sale.

Thanks to Brenda Geraldo, Patty Guenthner, and Steve Center for all their work on this project.

**Loon Report:** A couple of Loons have been seen with 2 babies, recently hatched, on the island end of the lake.

**Dam LLC:** Don Drew reviewed the need to set up an LLC for the Watchic Lake Association Dam. The risks with the Dam are great, because we have a bigger pot of money. Legal Counsel has advised us to put

the Dam in an LLC to protect our assets. The LLC would own the Dam, and the LLC would in turn be owned by the Watchic Lake Association. The cost to set up this LLC would be approximately \$800 and costs about \$150 per year to file. We all feel this is a good business decision in order to protect our assets. A motion was made by Patty Guentner to go forward with establishing an LLC for the Dam. Passed unanimously.

**Thank you Don Drew:** Don Drew is finished his term as President –We thank you for your service.

**Board Nominations:**

Patty Taylor reviewed the nominations as follows:

**Board members:** David Bradbury, Elaine Bradbury, Don Drew, Eben Joslyn, Paul McNulty  
Motion was made by Martha Drew to accept them on the board. Passed unanimously.

**Officers:** Patty Guentner – President, Patty Taylor-Secretary, Bob Joslyn- Treasurer  
Motion was made by Martha Drew to accept these positions. Passed unanimously.

**Old/New Business:**

Call goes out to all home owners to recruit new members to the association. Discussed if members list should be published or not. The board feels it is a violation of privacy and therefore does not publish the list.

A gift was given to the member who could identify which home on Watchic Lake had a spy living in it during World War II. *Answer:* 22 Hartford Lane was correctly identified by Iszzy Higgins.

A gift was given out the member who could answer the Loon trivia question; Why do the loons abandon their young for days during a loon “gathering”? *Answer:* To hide them in an effort to protect them from attack by visiting Loons.

Meeting adjourned at 10:35 am.

Minutes taken by: Patty Taylor