

Carleton Shores Association - Board of Directors Meeting  
January 15, 2025

Attendees: Mike Myers, Kandi Zarba, Jane Akin, Ed Collupy, Maria Michaud, Deb Warme, Rebecca Reeves, Mike Doak, Greg Dundorf, Jayne Burke

Mike M. called the meeting to order at 6:05 pm.

Minutes from the December Board meeting was reviewed and accepted.

**Treasurers Report at 09/16/24**

Greg

Balances:

Checking Account.	\$ 55,268.70
Money Market	\$117,870.25
Total.	\$173,138.95

We are missing 11 lots' annual dues. Greg reviewed the names with the Board and is following up.

We have a new account set up to hold deposits for construction.

**Committee Reports**

**New Building**

**Mike M.**

Blueberry - ongoing  
Lost Meadow - ongoing  
Foxcroft – ongoing  
Weathervane – ongoing (pool house)  
Lost Meadows – ongoing (basketball court)

The Board reviewed the new wording for building requirements to accept a check as construction deposit. Ed suggested a change to clarify the required minimum. A motion was made as follows:

*Motion to add the option of a check deposit for construction projects, in addition to the existing options in the Requirements and Procedures document Section IV. The check will be deposited in a non-interest-bearing account.*

The motion was made and seconded and accepted by the Board. The new wording for the Building Requirements is now in effect.

## **Roads and Grounds**

**Mike M.**

Leaves on Lost Meadows were removed from the drains.

Mike M. discussed Board approval regarding the easement granted to the Akins family. A motion was made as follows:

*Motion to accept the amended easement and maintenance agreement for 10 Lloyd Lane as written on 12/6/2024, and to authorize the President of the Carleton Shores Association , Mike Myers, to execute the document.*

The motion was made and seconded and the easement and approved by the Board. The easement wording is now accepted.

## **Old Business**

**Mike M.**

Website updating – Deb and Ed need to work on this.

Rental Property discussion:

Mike, Kandi and Jayne attended a meeting with our lawyer ( Jim MacNeil) to discuss what we can do. Jim advised that the wording in our bylaws do not address short term rentals. We can change the bylaws. The cost is not beyond our means. We currently know of 5 houses being rented.

Jim advised that the main issue is the enforcement. We could be sued by those disagreeing with the bylaw, or by a homeowner who wants the bylaw enforced.

Research into other nearby neighborhoods was done. The Board chair of Great Hills was consulted. They have 90 lots, developed in the mid 70s. They have town roads. They did change their bylaws after sending out a poll. The answer was that the majority did not want short term rentals, so the bylaws were changed. They

also changed the enforcement wording to include fines. They did get sued. They won the lawsuit, and the resident sold their home.

Norse Pines was also consulted. Based on a review of documents they changed their rules and regulations at a recent Annual Meeting,. They have 40 lots. In that case they changed the minimum rental period from 6 months to a year. The Board agreed we would like to know their reason for the change.

The Board discussed whether we should do a poll of the neighborhood to see what interest there is in trying to restrict short term rentals. The Board is unanimously in favor of doing a poll. We would allow one vote per lot. Responses will be allowed online or by mail.

4 Board members will work on the wording of the poll and get back to the Board with a recommendation in the next few weeks. We would like to discuss the results of the poll at our scheduled March Meeting.

#### **New Business      Mike**

Mike D raised the issue of using the beach volunteers to gather some information about who is using the beach. The Board discussed whether it was reasonable to ask volunteers to do this.

#### **Upcoming Meeting schedule for FY 24:**

Mar 12 - Jayne

April 16 – TBD if needed.

May 21 - Rebecca

June 18- Jane

July 16 - TBD

July Cocktail Party date TBD at 7 Lloyd Lane

Aug. 13 - Ed

Annual Meeting - Aug 24 at the DePamphilis/Caccavaro home (6 Carleton Dr W)

September 10- TBD

**Next meeting: March 12 at Jayne's**  
The meeting was adjourned at 7:27 pm