

**Thomas Pond Improvement Association
Annual Membership Meeting
21 June 2025**

President Bob Chapin called the meeting to order at 9:01 a.m.

Individuals from seventeen (17) member properties attended the meeting. These are: Eaton, Chute/Genovese, Griffin/Polland, Masselli, DeLuca, Farthing, Cormier, Nold, Khuen, Jaffe/Piotti, Chapin, Wallace, McMeekin, Horr, Bunting/Bradbury, Morrell, and Annie Susan Murch Kelsey Family Camp Thomas LLC. Mr. Steve Hazen, who does not appear to be a member of TPIA, represented the last property mentioned, although he did not provide a proxy or Power of Attorney from the LLC. Eleven member properties were represented by either proxy or Power of Attorney. Jerry Eaton held proxy for the following member properties: Hicks, Gannon (Dave & Ann), Avery, Green, Gannon (Sean & Amanda), Wolfram, Jean, and Warren. Mr. Hazen held proxy for Aaskov, and Power of Attorney for Locklear and McDonald. Total member properties present or represented was twenty-eight (28). A quorum of members was present.

Note: Due to technical difficulties with the Raymond Broadcast Studio computer systems, we were unable to sustain a Zoom broadcast or record the meeting.

Administrative Matters:

Minutes - 2024 Membership Meeting & 2025 Special Meeting: The minutes from both meetings have been posted on the website, thomaspond.org, shortly after each meeting was held. Copies of the minutes from both meetings were also made available for attendees to read prior to the start of this meeting. A motion was made to approve the 2024 minutes as written.

Discussion: Mr. Hazen requested that going forward, the names or number of individuals attending be written into the minutes. He also requested that when votes are recorded, abstentions be included. Mr. Hazen also wanted to point out some of his clarifications to 2024 minutes but at this time was not asking that the minutes be amended. The Secretary asked him to email his proposed clarifications so that they can be posted on the website.

The motion to approve the 2024 Membership meeting minutes and the 2025 Special Meeting minutes was seconded and the minutes of both meetings were approved as written.

Vote to approve: **For** - 24 **Oppose** - 4 **Abstain** - 0

Financial Report: Christine Bradbury presented the financial summary from June 1, 2024 to May 31, 2025. The closing bank balance, as of May 31, 2025 is \$34,043.23 (Opening balance on June 1, 2024 was \$12,012.03; Income - \$29,973.12; Expenses - \$7,941.92). Christine thanked TPIA members for their very generous contributions to the upcoming dam repair project. As a result, TPIA raised over \$25,000 in dam repair and unrestricted donations.

Christine also presented the annual budget summary for June 1, 2025 - May 31, 2026. She divided the proposed budget into two categories: Capital Improvements for Dam Repair and the Annual Operating Budget.

Mr. Hazen remarked that there was no entry for liability insurance on the dam in either report. In response, it was noted that the Board has worked with independent agents to find insurance, but no company that would insure a non-hydro dam could be found. In addition, the cost of a policy, even if one could be attained, was estimated to have an annual premium starting at \$25,000.

The Department of Environmental Protection (DEP) was made aware of the insurance situation. Mr. Hazen said that since TPIA did not inform the Bureau of Environmental Protection, his opinion is that this was a violation, as he felt notifying DEP was not sufficient. The Board will check into this matter.

A motion was made and seconded to approve the 2024/25 financial summary. Vote to approve: **For** - 27 **Oppose** - 0 **Abstain** - 1

In her presentation of the 2025/2026 proposed budget, Christine noted a projected shortfall of \$827, even assuming a dues increase to \$30 in the fiscal year that just started. A motion was made to increase dues to \$35, effective June 1, 2026.

Discussion: Mr. Hazen objected to the proposed dues increase stating, without being specific, that the members he represents don't get anything for their money. Diane Cormier pointed out some of the activities of TPIA and its members as it relates to water quality testing, invasive species patrol, and dam monitoring, maintenance, and repair.

A motion was made to amend the original motion so that the increase in dues to \$35 would be effective as of **June 1, 2025**.

Discussion: Christine noted that more than 30 members have already paid dues of \$25 for the current fiscal year, and suggested that it would work better to initiate the increase beginning June 1, 2026. She pointed out that carryover funds can adequately cover a small shortfall this year.

A motion was made to amend the motion and increase annual dues to \$35 beginning **June 1, 2026**. The motion was seconded and the subsequent vote approved the dues increase to \$35. Vote to approve: **For** - 23 **Oppose** - 5 **Abstain** - 0

Clarification/Alignment of Board/Officer Terms: Bob Chapin explained that, in an effort to balance the terms of Board members, the Board is realigning the positions so that 3 Board members will be elected each year. If a Board member resigns, the person replacing that member will complete the resigning member's term. Officer terms are being realigned so that the President/Vice President positions and Secretary/Treasurer positions don't expire in the same year.

Nomination & Election of Officers/Board Members:

Treasurer: Christine Bradbury will not seek re-election. Paul McMeekin was nominated to become Treasurer. There were no nominations from the floor. Mrs. Griffin asked Paul what his qualifications are to become Treasurer. Paul noted that he is a retired accountant and financial advisor.

Mr. Hazen went to the podium and read notes he had written regarding concerns of the members he represents by proxy and/or Power of Attorney. He requested that the President and Vice President of TPIA be removed from office and serve a ten (10) year suspension from involvement in TPIA. He listed the following reasons: Inadequate record-keeping, his assertion

that the President and Dam Keeper can't be the same person, the President and Vice President ignored the opportunity to settle a dispute on water level in the winter (specifically with Alan Askov), Mr. Hazen could not find the ByLaws and Articles of Incorporation on the website, the webcam is not accurate as compared to in-person measurement, his suspicion that some figures in the dam logs are being "fudged", failure to be proactive, inaccuracy of meeting minutes, and broken stop logs which, in Mr. Hazen's opinion, shows failure to protect the assets of the association. Sue Chapin noted that as a dam monitor, the level and flow readings from the webcam were the same as when she observed the level and flow in person. Diane Cormier reminded Mr. Hazen that officer and Board members are volunteers. Dave DeLuca mentioned that he had been with the organization for a long time and that no one was more dedicated to taking care of Thomas Pond than Bob Chapin and Frank Jaffe. As relates to being proactive, Mr. Hazen noted that four (4) inches of rain was forecast for May 10 and felt no action was taken to remove stop logs. Sue Chapin noted that a large log was blocking the removal of the stop logs and several individuals were needed to remove the log. Mr. Hazen did acknowledge that he had seen a group of four individuals working in the rain at the dam during that time.

Bob Chapin asked Mr. Hazen to take his seat as the matter at hand was the election of Officers and Board members. After a contentious back and forth between Mr. Hazen and Bob Chapin, Chuck Khuen, and Jerry Eaton, Mr Hazen took his seat so elections could resume.

Paul McMeekin was nominated again for the position of Treasurer. There were no nominations from the floor.

Vote: For - 23 Oppose - 5 Abstain - 0.

Paul McMeekin is the Treasurer of TPIA for a three year term.

Vice President: Steve Marchant has resigned after serving two years of his current term as Vice President. Frank Jaffe was nominated to be Vice President for the one year remaining in the term. There were no nominations from the floor.

Vote: For: 23 Oppose: 5 Abstain: 0

Frank Jaffe will serve as TPIA Vice President for one year.

Secretary: Sue Chapin was nominated to serve one additional year as Secretary to avoid electing the Secretary and Treasurer in the same year. There were no nominations from the floor.

Vote: For - 27 Opposed - 0 Abstain - 1

Sue Chapin will serve as TPIA Secretary for one additional year.

Board Positions: Dave DeLuca and Jerry Eaton were nominated for re-election to serve three year terms. There were no nominations from the floor.

Vote: For - 23 Oppose - 4 Abstain - 1

Dave and Jerry will serve on the TPIA Board for three years.

Diane Cormier and Lyn Anderson were each nominated to complete the one year remaining in each of the Board terms of Frank Jaffe and Paul McMeekin. There were no nominations from the floor.

Vote: For - 24 Oppose - 0 Abstain - 4

Diane and Lyn will serve on the TPIA Board for one year to complete the terms of Frank and Paul.

Frank Jaffe clarified from Mr. Hazen that he meant Frank Jaffe when he requested removal of the Vice President. Frank requested a vote be taken on Mr. Hazen's proposal to remove the TPIA President and Vice President from office and they be suspended from serving in TPIA for ten (10) years. A motion was made and seconded to vote on the proposal of Mr. Hazen to remove the TPIA President and Vice President from office.

For: 5 Oppose: 23 Abstain - 0

Lake and Dam Matters:

Water Quality: Dick Horr explained the procedures for testing water clarity, dissolved oxygen, and phosphorus. He also said that Diane Cormier has been certified to use the secchi disk and Dissolved Oxygen (DO) meter and has worked with Dick to test water quality. Water clarity was to 15 feet in May and 20 feet in June. Phosphorus tests were also done but results have not yet been received from the state. He mentioned that Thomas Pond is an "at risk" body of water as relates to phosphorus. Phosphorus readings in the pond can be related to fertilizers being used on lawns, rotting vegetation at the bottom of the pond, and faulty septic systems. Paul McMeekin noted that if lawn fertilizers are used, the middle number (phosphorus) should be zero. Diane Cormier mentioned the possibility of a watershed study in the future. A member asked about what to do since she had recently seen some algae in the lake. It was suggested that she could take a sample of the algae to Lake Stewards of Maine or Lakes Environmental Association for analysis.

Dam Keeper Report: Frank Jaffe gave the report for Tom McCarthy who is the Dam Keeper but was unable to attend the meeting due to a family emergency. Frank noted that the water level and flow was within range a vast majority of the time or was within one and a half inches of the target level. He stated that there were 416 log entries (86 of these were in-person), twenty (20) stop log adjustments, and forty-six (46) visits to the dam to remove debris, clean the camera, and/or remove logs, ice, or snow from the dam. (Additional specific information can be found on the TPIA website). An annual inspection was made of the dam and wing walls. The overall condition of the spillway is Fair with the wing walls being in Good condition.

Dam Repair Update and Schedule: Frank explained the procurement process for the dam repair. Knowles Industrial Services will do the repair and expects to begin work November 3, 2025. The work will take 2 1/2 to 3 weeks. The fall drawdown is expected to begin a little earlier than usual and the pond level will be lowered nearer to the bottom of the off-season range instead of the middle. The specific level won't be determined until the September pond levels are known. Information will be posted on the website. Mrs. Griffin requested that a mailing be made to members, as not everyone goes to the website and the timing is important to people who wish to perform work on their shorelines.

New Business:

- Bob mentioned that volunteers are sought for dam monitoring and other issues that arise.
- Mrs. Griffin noted some untoward behaviors on her property. She alerted members to be aware of what is happening on their property and in their neighborhoods.
- Jerry Eaton thanked Frank Jaffe and Tom McCarthy for the professional manner in which they approached the towns of Casco and Raymond for financial support of the dam repair.

A motion was made and seconded to adjourn. The meeting adjourned at 10:40 a.m.

Respectfully submitted,

Sue Chapin, Secretary