

PIPER POND ASSOCIATION
ANNUAL MEETING MINUTES
July 11, 2026

Meeting Called to Order: 9:30 AM

Location: Hosted by Derick Davis and Whitney Johnson, 51 Juanita Lane

Meeting Chair: Rita Koltai, President

Meeting Adjourned: Approximately 10:40 AM

ATTENDEES

Board Members Present (In-Person):

- Rita Koltai, President
- Mark Barnes, Treasurer
- Linda Lelansky, Secretary
- Rich Steeves
- Debbie Higgins
- Derick Davis

Board Members Present (Via Phone):

- Gary Foggin, Vice President

Board Members Absent:

- Scott Hughes
- Shaun Stairs

Other Attendees Included (per sign-in sheet):

- Brent and Nancy DeLong
- Peter Koltai
- Elizabeth Morrison
- Theresa Barnes
- Rod and Beth Weymouth
- Melinda McCardell
- Sara Hsiang
- Bob LaFrance
- Alecia and Naoma Bridges
- Paul and Mary Fournier
- Bonnie MacGregor
- Cathy Wark
- Lorraine Wark
- Bob and Lori Winter
- Ellen and Harry Bridge
- Sam and Donna Goodridge
- Fred Camarra
- Connie Keefe

MEETING PROCEEDINGS

1. Welcome and Introductions

President Rita Koltai opened the meeting and welcomed those in attendance. She introduced the board of directors and invited attendees to introduce themselves by name, pond address, and home location. Rita noted that most attendees were from Juanita Lane and encouraged broader participation from other roads around the pond.

2. Memorial

A moment was taken to remember two members of the Piper Pond community who passed away during the past year, Fred Hall and Donald MacGregor.

3. Nominating Committee Report and Vote — Linda Lelansky

Secretary Linda Lelansky reported that three board members had terms expiring in 2026: Scott Hughes, Rich Steeves, and Derick Davis. Linda asked if there were any other nominees for the board and there were none. Reminded people if they were interested in the future to reach out to a board member.

- **MOTION:** To reappoint Scott Hughes, Rich Steeves, and Derick Davis to new board terms.
- **VOTE:** Approved. All three members were reappointed.

4. Treasurer's Report — Mark Barnes

Treasurer Mark Barnes distributed printed copies of the treasurer's report and reviewed the association's finances as of July 7, 2026. Figures below are as presented; the full report and supplemental Edward Jones summaries were made available to attendees.

Account Balances:

- **Edward Jones (CD and money market):** \$14,632.04
- **Bangor Savings Bank checking:** \$4,487.76
- **Total funds available:** \$19,120.40

Financial Activity Since Last Annual Meeting:

- **Income:** \$2,151.48
- **Total expenses:** \$907.48
- **Net change:** Income exceeded expenses by \$1,244.

Membership and Payments:

- 88 properties had paid as of July 7, 2026, compared with 100 reported at the 2025 annual meeting.
- Payments received: 62 by check and 26 by PayPal. PayPal deducts a \$1.24 fee per transaction.
- The association holds \$10,000 in a CD (approximately 3.5%), with the balance in a money market account.

A member suggested adding a QR code to the annual mailer and offering members the option to opt out of the paper mailing.

- **MOTION:** To accept the Treasurer's report as read. Seconded.
- **VOTE:** Approved.

5. Dam Assessment Presentation — Gary Foggin and Shaun Stairs

Gary Foggin and Shaun Stairs prepared a presentation on the dam. Gary participated by phone and Shaun was absent, so Derick Davis delivered the slides. The presentation covered the dam's construction, current condition, and potential repair costs.

Background and Condition:

- The association owns and maintains the dam, its primary asset. Gary and Shaun inspected the structure and reviewed archival construction photographs to document its design.
- The dam was constructed in 1987 as a timber crib structure (a rock-filled timber framework) to raise and stabilize the water level by about one foot. It is now nearly 40 years old.
- The spillway is approximately 40 feet wide. Riprap was placed in front of the dam and along the eastern shoreline. Decking was replaced in 2016; the abutments were reworked in 2006.
- A dam failure would not be catastrophic; the pond would not drain, but the water level would drop roughly one foot, making boat launching more difficult.
- The primary concern is rot in the timbers within the wet/dry zone, which are not permanently submerged, along with potential internal erosion during heavy rain events.

Repair Scenarios and Cost:

- Scenario 1 (most likely): Replace the rotting lumber — faceboards, abutment boards, and cribbing in the affected zone.
- Scenario 2: Address internal erosion with riprap, fill, and fabric.
- Scenario 3: Full replacement, considered unlikely.
- Scenario 1 was priced. Original Tamarack (larch) is difficult to source and pressure-treated lumber is unsuitable due to chemical leaching, so red cedar was selected, with pricing from Hammond Lumber and Viking Lumber.
- **Estimated cost: approximately \$30,000** for materials and equipment rental, assuming volunteer labor.
- Current reserves are about \$19,000. A \$30,000 reserve is the target minimum to cover a major repair without a special assessment.
- At the current rate of income over expenses, the association would reach \$30,000 in about 13 years. A \$10 dues increase (to \$35) would reach that reserve in about seven years.

Discussion:

- Questions were raised about dam insurance (unknown) and whether property owners carry legal liability for the dam (unresolved; to be reviewed, unlikely as dam is owned by Piper Pond Association).
- Suggestion made to change by-laws to add a special assessment for new property owners.
- Derick Davis noted a comparison to Ripley Pond, where a newer association charges \$100 per owner to build its reserve.
- The presentation will be posted on the association website, and Heather Jacobs will reference it in an email to members.

6. Dues Increase — Discussion and Vote

- The board recommended raising annual dues from \$25 to \$35 per property to build a reserve for dam repairs.
- Discussion included a suggestion for a sliding scale or voluntary additional contributions for members on fixed incomes, and the importance of framing the increase to encourage continued membership. The board will determine the wording and the name of the reserve fund.
- A quorum was confirmed for the vote.
- **MOTION (Peter Koltai):** To accept the recommendations and increase annual dues to \$35 per camp. Seconded.
- **VOTE:** Unanimous.
- **Effective date:** The increase takes effect for the 2027 dues year.

7. Piper Pond Guidelines

Members were reminded that the guidelines for owners, families, guests, and renters are posted on the website and at the boat launch. They cover invasive plants, water quality, watercraft, boat stickers, noise, E. coli, septic systems, and fires. Members were asked to review the guidelines and post them in a visible location, particularly for renters.

8. Road Signs — Gary Foggin

Gary Foggin completed the replacement of road signs on all pond roads in the prior year. With recent property turnovers, some names and ordering require updating; Gary will revise them when he arrives at the pond later in July.

9. Boating Safety and Buoys — Peter Koltai

- The buoys have not yet been placed for the season. They were placed for many years by Harry Bridge, and for about the past ten years by Peter Koltai.
- Peter reported that he will undergo spinal surgery later this year and can no longer handle buoy placement and removal. The association needs volunteers to take on this responsibility on a long-term basis.
- Layout: Ten buoys — four along each side, one at each end (in front of the dam and at the swimming area at the north end).
- Removal requires a pontoon boat and two people. Buoys are typically placed before July 4th and removed late September.
- Rich Steeves and Bob LaFrance volunteered to help Peter place the buoys the following morning.
- The buoys mark the 200-foot no-wake zone from shore, protecting camps, swimmers, and loons.
- The boat ramp has buckled and broken its steel straps, leaving a bolt protruding near the boat ramp, a hazard to vehicle tires. The board will raise the repair with the town, which owns the ramp, and may cut the bolt in the interim.

10. Water Quality — Peter Koltai

Peter has conducted water-clarity monitoring for about eight years through Lake Stewards of Maine. Clarity remains good and decreases temporarily after heavy rain and runoff. Phosphorus levels, a measure of nutrient runoff, have been stable for about a decade. Members were reminded not to fertilize lawns near the shoreline. Peter will continue the monitoring.

11. Invasive Species — Peter Koltai

Peter monitors for invasive plants with training from Lake Stewards of Maine. The main risk is from boats brought in from other water bodies, and the public boat ramp increases this exposure. No invasive species have been found. Members were asked to report unusual plants for identification, which can be done by visual and DNA testing through Lake Stewards. “Quick Key” invasive-plant identification sheets were available at the meeting.

12. Communications — Heather Jacobs

Rita reported on Heather Jacobs’s behalf, as she was not present. The Constant Contact email system continues to work well and is supplemented by an annual paper mailing. The membership contact list, maintained by Lorraine Wark, includes names, home and pond addresses, email, and phone. It is not public; only a few board members have access. Wark will contact members to complete missing information.

13. Boat Parade and Community Events

- Boat parade had 24 boats and 3 jet skis and was a success once again.

- A Community Events committee was proposed to plan gatherings such as a kayak race or barbecue. Volunteers are sought to chair and serve on the committee. No vote was required. Alecia Bridge will chair and Sara Hsiang, Bob LaFrance and Whitney Johnson have volunteered their time as well.
- Abbot Bicentennial: The town's bicentennial parade is scheduled for July 17, 2027. A Piper Pond Association float was proposed at an estimated cost of a few hundred dollars, to be discussed with the board.
- Town contribution: Rita Koltai and Lorraine Wark will approach the town of Abbot about contributing to pond and dam costs, noting that the town owns and benefits from the public boat ramp.

14. Wildlife Update

- **Ice-out date:** April 17, 2026 (posted on the website).
- **Fish stocking:** Landlocked salmon, brook trout and splake were stocked this year.
- **Loons:** Five adult loons were observed on the pond.

15. 2027 Annual Meeting Date

Under the revised bylaws, the date of the following year's annual meeting is set at the annual meeting. July 17, 2027 conflicts with the Abbot Bicentennial.

- **MOTION:** To hold the 2027 annual meeting on Saturday, July 10, 2027. Seconded.
- **VOTE:** Unanimous.

16. 2027 Meeting Host

Derick Davis and Whitney Johnson, who hosted the past two years, offered to host again. The offer was accepted with thanks. The board remains open to other volunteers.

ACTION ITEMS

1. **Gary Foggin:** Post the dam presentation on the association website; complete road-sign name and order updates.
2. **Heather Jacobs:** Send a dues reminder email; reference the dam presentation once it is posted.
3. **Lorraine Wark:** Contact members to complete the master contact list.
4. **Peter Koltai:** Coordinate buoy placement with the volunteer; arrange buoy repair with the town.
5. **Rita Koltai and Lorraine Wark:** Approach the town of Abbot regarding a contribution toward pond and dam costs.
6. **Rita Koltai:** Follow up with the board on a Bicentennial parade float for 2027.
7. **Board:** Determine the wording and name for the dam reserve fund and any voluntary-contribution option.
8. **Volunteers needed:** Assume long-term responsibility for annual buoy placement and removal.

Minutes Prepared By: Linda Lelansky with AI assistance

Secretary: Linda Lelansky

NOTE: Following the annual meeting, the board met briefly to approve President – Rita Koltai, Secretary – Linda Lelansky and Treasurer – Mark Barnes. Motion made, seconded and approved.