

Moose Pond Association Annual Meeting Notes

Saturday, July 12, 2025 at 9:00a

Pleasant Mountain Ski Area – Main Lodge

On Saturday, July 12, 2025 the Moose Pond Association's (MPA) board and +/- 100 interested others met for the MPA's Annual meeting at Pleasant Mountain's main lodge. The following board members were present including Chip Wendler (President), Laurie Vance (Vice President), Ruth Neagle (Treasurer), Anne Munstedt (Clerk), Scott Frame, Mark Patterson, Shawn Hagerty, Stephanie Searce, Paul Dwyer, Josh Harrington, Steve Petter and Bill Dexter. Not able to attend the meeting were board members Zach Clayton, Bill Monroe, Bill Muir and Richard Nidel.

Welcome and Agenda Overview by Chip Wendler (President)

Chip reviewed the proposed agenda (which is attached to this note) and mentioned that the entire presentation deck will be available on the MPA website a few days after the meeting concludes. He thanked the MPA members present for their financial support and encouraged any members of the audience who are not current paying members to support the MPA's efforts to protect the lake.

Chip asked the 12 board members who were present to stand up and state their names noting that the audience will be asked at the end of the meeting to vote to renew the terms of the current slate of board members. He also mentioned that, after many years of service including his role as our key CBI liaison with LEA, board member Bill Muir will not be renewing his board membership. Chip thanked Bill for his many contributions over the years.

As he did at last year's annual meeting, Chip pulled up a map of Maine showing dozens of lakes in southwestern Maine that are infested with invasive plants including Variable Leaf Milfoil. Moose Pond is literally surrounded by invasive plant hot spots. We are doing our best to help prevent an infestation from making its way into Moose Pond but, to be honest, it is really a matter of when, not if. A couple years ago a group of MPA Board members and a few members of the LEA team visited Lake Arrowhead where there is a huge problem with Milfoil and several other invasive aquatic plants. They spend about \$100,000 per year just to clear pathways through the milfoil from their docks to the open water. You cannot fish or swim near their shoreline. Property prices on Lake Arrowhead have fallen. The MPA is trying to prevent this on Moose Pond.

Next, Chip showed a graphic that was meant to highlight the Virtuous Cycle of activities that need to occur again and again, year after year if we want to preserve the beauty of Moose Pond for all to enjoy for generations to come.

- With LEA's help we monitor and test
- We do all sorts of things to keep problems from entering the lake in the first place
- When we see signs that the lake is healthy, we will let the membership know
- When we see signs of trouble, we will alert you and ask for your help
- If we find trouble, we will do our best to remediate it
- Member donations drive this virtuous cycle

Chip also thanked Colin Holme and his team at the Maine Lakes Environmental Association (LEA) for being an invaluable partner in the pond protection process. We literally could not do our work without LEA's help and want to thank them for their efforts to protect Moose Pond and many other lakes in Maine.

Chip encouraged members to support both the MPA and LEA. While the MPA focuses on Moose Pond, LEA does a lot of important big picture things like helping craft wake boat legislation, are working with the town to craft a mooring law, LEA promoted an increase in the cost of the annual invasive plant sticker and they understand the science that supports lake health.

Pleasant Mountain Update – Boyne's Ralph Lewis

Next on the agenda was Pleasant Mountain's General Manager, Ralph Lewis. While introducing Ralph, Chip expressed our appreciation for Ralph and Boyne for letting us use the main lodge as a venue for our meeting each year and also for the generous donation that the MPA continued to receive even after the mountain's change of ownership – especially for the \$25,000+ check that the MPA received in the wake of Boyne's auction of the Triple Chairlift chairs. Chip noted that the MPA board voted to invest that \$25,000 in the MPA's Rapid Response Emergency Reserve Fund – dollars that will be used to quickly remediate an invasive plant infestation in Moose Pond if/when we discover one.

Ralph talked about several improvements to the mountain this summer including moving the guest services area to allow for more indoor seating. They are also busy relocating the snowboarder terrain park to allow for more open skiing terrain adjacent to the main slope. They are hoping to let people buy a pass to ride the lifts during fall foliage weekends and have batted around the idea of a snow tubing park. In response to a member question, Ralph said that there are no current plans to develop their lot at the corner of Route 302 and Mountain Road beyond its current use as a satellite parking area which he said worked out really well for the mountain and its customers last winter.

Report on Lake Health – Mary Jewett

Mary Jewett, LEA's Director of Education and Invasives Prevention, presented to the audience about the health of Moose Pond including the results of their annual summer and winter testing.

Mary started her presentation by reminding the audience that there are several invasive plants other than Variable Leaf Milfoil that are invading Maine's lakes and worth worrying about. Hydrilla, she noted, is particularly nasty as it leaves behind underground tubers that can help the plant regrow even if it seems to have been successfully harvested. It is an aggressive, fast-growing, plant that tolerates tough environments.

Fortunately, no invasive plants or animals were found in Moose Pond last year when the LEA divers did their inspection of Moose Pond's "Hot Spots" such as boat launches, private marinas and the narrows leading to the North and South basins.

If you find suspicious plants, you can take photographs of the plants floating in pond water on a white background and send them to mary@mainelakes.org or bring them into the LEA. If you do so, please note the time, date and location where you harvested the suspicious plant and keep it refrigerated and covered in pond water in a plastic bag.

Mary then reviewed what LEA calls their "violin charts" for the North, Main and South basins of Moose Pond. These charts track the levels of Phosphorus, Water Clarity and Chlorophyll in the lake over time and also during the most recent sampling period.

- For 2024, average phosphorus, water clarity (Secchi depth), and chlorophyll were lower than or very close to long-term average conditions.
- Long-term trends through 2024 were stable (no change) except for a slight decrease in clarity and increase in phosphorus in the south basin (something to watch) and decreasing chlorophyll in the main basin (which is good news).
- Data available for 2025 is through early June and is typical of early season conditions. So far this year, it has been rainier than normal.

Loon Update – Anne Munstedt

We have seen more nesting pairs this year compared to 2024. The annual loon count is slated to take place the weekend of July 19th and we should know more after that about how many chicks have survived.

Editors note: The loon count did take place as scheduled. The lake was divided into five sections and 12 adults and five chicks were observed. In 2024, the counters saw 10 adults and zero chicks. This has been a banner year for loons on the pond so far!

Lake Section Captain Program Report – Chip Wendler for Zach Clayton

It is great that MPA pays LEA (using MPA member donations) to have the LEA dive teams closely inspect a small number of potential invasive plant infestation hot spots one time each year but their inspection only covers a very small percentage of the lake. That leaves 95% of the lake unchecked by LEA and that is why we started the Lake Section Captain Program back in 2022.

We have 17 dedicated volunteers (most of them are MPA Board Members) who have agreed to closely examine the shoreline of “their section of the lake” two times each year. Around end July and again at the end of September looking for suspicious plants (or animals) and reporting them to LEA for further inspection if that makes sense. Our hope is to catch an infestation early so that when (if?) one occurs we can eradicate it very quickly and at a much lower cost than would be the case if we let an infestation take hold and grow in an out-of-control manner for a significant period of time as we have seen on both Long Lake and Sebago.

A new addition to the Lake Section Captains’ arsenal of inspection tools this year are aquascopes that we purchased to make it easier to see suspicious plants under the surface of the water.

We encourage everyone to do this in front of your own property as well. The more eyes, the better! If you see something, say something.

CBI Update given by Chip Wendler for Bill Monroe

In 2024, 1,935 inspections were performed (versus 1,571 inspections in 2023) at the two boat launches. 45 fragments were found this past year (versus 10 fragments in 2023) and thankfully, once again, none of them were found to be invasive plants but there was a significant “save” on another nearby lake.

We are always trying to gather volunteers for when CBIs call in sick or when we lack coverage. Please consider signing up to be a back-up CBI by adding your name to the list you will see on the table near the exit door.

In 2025, there are a total of 1,300 hours projected for CBI’s, which is more hours than actually occurred in 2024. CBI’s are provided and managed by LEA but paid for by MPA member donations. MPA also applies for a DEP cost-share grant, which is funded through milfoil sticker sales. We received \$4,830 last year and expect \$5,000 in 2025.

The MPA also strongly advocates for the use of boat wash stations encouraging boat owners to wash their boats and trailers before and after they enter/depart Moose Pond.

Collins plumbing helps us with the Denmark wash station by commissioning it each spring and winterizing it each fall. The Bridgton fire chief does it at the Bridgton route 302 fire station. A big thank you to Collins Plumbing and the Bridgton Fire Chief.

LakeSmart Reminder – Bill Dexter

Bill highlighted that LakeSmart is an education and outreach program that rewards lakefront homeowners who manage their land to protect water quality. The program is free, non-regulatory, and voluntary. Participating homeowners receive individualized suggestions for keeping pollutants from storm water out of their lake.

Lake Smart is concerned with things like uncontrolled algae growth. Storm water runoff brings phosphorus into the lake and too much of that can cause algae blooms. There are solutions to remediate algae blooms once they occur, but there is a tremendous cost and the solutions are usually only temporary. It is much better (and much less costly) to prevent the blooms from happening in the first place.

A well-trained LakeSmart inspector surveys your property for free and makes suggestions to you about how to make your property more lake friendly. You're under no obligation to make any of the changes and the inspector will not report your information to anyone but you!

With your permission, the inspector walks the property first without you to formulate suggestions about how you might make your property more lake friendly. They will then walk the property a second time with you and will follow up with a written report and separate documents that will hopefully help you to implement their recommendations.

Once your property is considered to be Lake Smart you will receive two LakeSmart award signs to proudly post on your property. Many residents including most MPA Board Members have had their properties inspected. It is free and painless and really helps the lake!

Sample suggestions to adjust your property might include:

- Stabilize soil
- Infiltrate storm water
- Divert storm water (by installing rubber razor diverter blades)
- Extract nutrients from the runoff by adding vegetation
- Lay down erosion control Mix/Mulch
- Stabilize an unstable shoreline by adding riprap (which will need a permit from DEP and local CEO)
- Plant a rain garden
- Crown driveways and/or roads
- Add open-topped culverts to your pathways leading to the lake

If you would like to participate please contact Bill Dexter (Moose Pond LakeSmart Coordinator) dexathome@gmail.com or call him at 207-232-0726

Mountain Road Culvert Remediation Project – Chip Wendler

At last year's annual meeting Chip mentioned the issue of the significant sediment-laden runoff that has been traveling from Mountain Road into the lake during major storms. Gravel (and sometimes significant pieces of pavement) is making its way into the lake. Chip said that he was in contact with Bridgton's town manager in 2024 about the Mountain Road run-off situation. He learned that Bridgton received funding to hire an engineering firm to perform a study of Mountain Road's culvert/run-off situation but the results of the study were not out yet as of July 2024.

The study has now been completed. LEA's Colin Holme has reviewed the plan and thinks the proposed fixes are a "gigantic improvement" versus the current situation. Six crossings are proposed for replacement and/or upgrading. The project is currently out to bid and will be expensive to execute. LEA is trying to cultivate foundation support to make sure the proposed fixes will be fully implemented. Mark Patterson said he has a copy of the proposal and that any member that wants to see it can contact him directly by email at Mark@patco.com.

Loon Echo Land Trust Update – Matt Markot, Executive Director

Chip introduced Matt saying that we wanted Loon Echo Land Trust (LELT) to present to the membership as LELT are one of the largest landowners in the Moose Pond Watershed and a significant source of water filtration before stormwater reaches the shores of Moose Pond. Matt said that he holds Moose Pond near and dear to his heart as he was a camper at Winona for ten years

Loon Echo Land Trust



- Land conservation and outdoor recreation access in the Lake Region
- Accept donations of and fundraise to purchase land and conservation easements
- Placing making, e.g. Peabody-Fitch Woods, Pondicherry Park
- Community supported non-profit since 1987
- 9,300 acres conserved – Pleasant Mountain, Bald Pate, Hacker's Hill
- Staff of 6, office on Depot St. in Bridgton



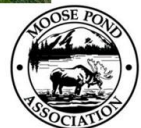
Pleasant Mountain Preserve

- Over 2,000 acres protected on Pleasant Mountain, ~75% within the Moose Pond watershed
- 10-mile trail system
- Efforts began in 2002, over \$2 million raised, supported by many Moose Pond landowners
- Since then, over \$200k invested in trails and parking to control erosion, reduce impact on neighbors, and accommodate the public
- An additional \$100k will be invested in 2026-27



Forest Conservation and Water Quality

- Healthy forests protect water quality
- Support for conservation protects lake and stream health for Moose Pond and beyond (downstream)
- Degraded watersheds are more expensive to repair
- Investments in watershed forest conservation pay off: property values, ecosystem function, community well-being.



Building a conservation community



- Conservation is about ecosystems *and* people & communities.
- Values – behaviors - outcomes
- Public access to conserved lands builds a culture of care for environment.
- Get involved: donate, spread the word, volunteer and show up.
- Stay connected: Lelt.org, @loonecholandtrust



The LELT trail system on Pleasant Mountain is probably the most popular trail system in Southern Maine. In 2024, 25,000 individuals hiked the trails and, during the COVID pandemic, it peaked at more than 40,000 users.

No-Wake Zones and Wake Wise Reminder – Scott Frame

- Please be mindful of the impact that your wake has on shoreline erosion, other boaters and wildlife nesting grounds
- If you live in a neighborhood with a common dock area, we would like you to get permission from your neighborhood/road association to post a Wake Wise sign near the marina's common entry point
- Wake Wise Bumper Stickers – Please take one and post them with pride
- Please help us teach others to be Wake Wise

In 2024 a bill got passed to require a 300' setback and at least 15' water depth for wake boats. Regular boats still have 200' setbacks. A member suggested that the WakeWise signs are now confusing since they say 200' when it is now 300' for wake boats. A member asked if we could have the CBI's educate wake boaters and Chip responded that the CBI's already have a complicated job getting permission from boat owners to allow for a voluntary inspection of their boats and that Colin Holme has said that he does not want the CBI's to take on additional roles that further complicate their jobs.

Great that the legislation has passed but it is now a matter of how the new law will be enforced. Game warden enforcement activity is limited and is funding constrained. Enforcement would be easier if Bridgton hired a dedicated Marine Safety Officer.

A particular MPA member noted that Scott and the MPA had been very helpful in terms of helping to get the no wake zone expanded -- just North of the Narrows at the bottom of the main basin -- and, since then, boater behavior has changed markedly, and shoreline erosion has decreased and loon sightings have increased in the area.

Mark Patterson and Josh Harrington – Member Communication/Newsletter Ads

Less than 1/3 of the 900+ property owners around the lake are paying members of the MPA. This number should be much higher and, if we had more in the way of annual member donations, we could be doing even more to protect the lake that you love.

A great way to stay in touch with us is by joining the Moose Pond Association's Facebook site or by visiting the MPA's website at www.moosepondassociation.org. We also have a second Facebook page called Moose Pond for Sale or Rent where you can sell goods and/or services or look to buy same. Please do not use the regular site to try to sell items or rent your properties – that's what the "For Sale or Rent" site is for.

Last year, for the first time, we sold advertising space in the Moose Pond Matters newsletter and that \$1,700 actually paid for the newsletter to be printed. Three of the four advertisers have signed up again for 2025. They are Ski Hot, JimBobs and Sunrise Property Management Services. Please thank them and use their services if you have a need for them. The last advertiser, Mick Early, is a real estate agent and so please consider using him if you are thinking about selling your current home. Josh Harrington is captaining the solicitation effort again this year and so please contact him at 207-256-9766 if you have any ideas for new potential sponsors.

Membership Health Report – Treasurer Ruth Neagle

The number of member donations to MPA increased by 20 year-on-year up to 290 donor transactions, but that number is still very low compared to the number of properties around the lake. As Mark mentioned, less than 1/3 of the property owners are paying annual members. Our ambitious near-term goal is to make it to 50% by the time that we celebrate our 20th anniversary as a lake association in 2028 and so please promote the MPA with your neighbors and at neighborhood association meetings. President Chip Wendler would be happy to present in person at your association's annual meeting if you think that would help the cause.

Financial Health Report – VP Laurie Vance

MPA's financial health is strong with more than \$135,000 in longer-term savings and enough shorter-term cash in the bank to pay for the services that we use to monitor and protect your lake.

The longer-term savings are there for two purposes. One is to act as a Rapid Response Fund so that if (when?) we discover an infestation in Moose Pond we can act quickly to remediate it by working with LEA to hire divers to harvest the plants and lay down benthic barriers to prevent sunlight from reaching any new growth. Second we are using the fund to help property owners who cannot afford to implement Lake Smart recommendations to do so. We want most property owners to pay for the work themselves but will provide matching funds to those property owners who could otherwise not afford to do the work.

- Member donations in 2024 were \$46.3K versus \$46.7K in 2023
- Nancy Campbell's Scenes of Moose Pond calendar raised \$1,400 for the MPA in 2024 versus \$1,000 in 2023.
- And, as Josh noted, we raised \$1,700 by selling ads in the newsletter

Our largest expenditures each year are:

- Payments to LEA for the hiring and staffing of the CBIs
- Payments to LEA for water quality monitoring and testing
- Member education and communication
- Adding to our Rapid Response Emergency Reserve Fund

Board Nominations and Elections

All current MPA board members except Bill Muir said that they are willing to serve again and were voted back in for another term by the membership present at the annual meeting.

Board Member Remaining Term Expiration Year

- | | |
|-------------------|------|
| • Zach Clayton | 2026 |
| • Bill Dexter | 2028 |
| • Paul Dwyer | 2028 |
| • Shawn Hagerty | 2027 |
| • Josh Harrington | 2026 |

- Scott Frame 2026
- Bill Monroe 2028
- Anne Munstedt (Clerk) 2026
- Ruth Neagle (Treasurer) 2027
- Richard Nidel 2027
- Steve Petter 2027
- Mark Patterson 2027
- Stephanie Searce 2027
- Laurie Vance (Vice President) 2027
- Chip Wendler (President) 2027

After the meeting, all current officers were re-elected to their roles by a unanimous vote of the other Board Members present.

Moose Pond Association Annual Meeting Agenda

July 12, 2025

Pleasant Mountain's Main Lodge

- | | |
|--|---------------------------------|
| • Welcome and Agenda Overview | Chip Wendler |
| • Quick Boyne/Pleasant Mountain Update
PM | Ralph Lewis, General Manager of |
| • Report on Lake Health | LEA's Mary Jewett |
| • Lake Section Captain Initiative | Chip Wendler for Zach Clayton |
| • Loon Update | Anne Munstedt |
| • CBI Activities and Boat Wash Stations | Chip Wendler for Bill Monroe |
| • LakeSmart Program Reminder | Bill Dexter |

- | | |
|---|--------------------------------|
| • Protecting the Moose Pond Watershed | Loon Echo's Matt Markot |
| • No Wake Zones and Wake Wise Program | Scott Frame |
| • Member Communication and Sponsorships | Mark Patterson/Josh Harrington |
| • Membership Health | Ruth Neagle |
| • Financial Health | Laurie Vance |
| • Board Nominations and Elections | Chip Wendler |
| • Question and Answer Session | All |