



P.O. Box 2901, Augusta, ME 04338-2901 \* (207) 512-2180



# May 2012

## Newsletter

### CAPITOL AREA HOUSING ASSOCIATION

#### “LANDLORDS WORKING TOGETHER”

## Officers

President  
Jason Feugill  
[1800wdme@gmail.com](mailto:1800wdme@gmail.com)

Vice President  
Wayne Niles  
[consultwayne@yahoo.com](mailto:consultwayne@yahoo.com)

Secretary  
Barbara Eckhardt  
[eckhardt@roadrunner.com](mailto:eckhardt@roadrunner.com)

Treasurer  
Emmy Swanton  
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## Board of Directors

Charlie Anderson  
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Ratna Don  
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Barbara Eckhardt  
[eckhardt@roadrunner.com](mailto:eckhardt@roadrunner.com)

Jason Feugill  
[1800wdme@gmail.com](mailto:1800wdme@gmail.com)

John McNaughton  
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Wayne Niles  
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Ramona Venskus  
[ramona@NewcomerRelocation.com](mailto:ramona@NewcomerRelocation.com)

## President's Message, by Jason Feugill

Spring is finally in the air. Even after a mild winter, we still get cabin fever; we find ourselves chomping at the bit to get out in the sun and warmth. We eagerly count the days and check the forecast hoping for a few days where we can finally pull out our shorts and sandals and do some grilling. That is one of the great things about living in Maine; we get to experience the “real” four seasons.

Let me introduce myself to you. My name is Jason Feugill I own a three unit apartment building and a commercial property in Augusta. I have been a CAHA member for roughly 10 years. I also own and operate 1800WaterDamage with my wife and children. We enjoy being active in our community and CAHA is another extension of that involvement.

*Continued on page 2*

## Lowe's & Olympic Paint Offer!

For any CAHA members, Olympic Paint will provide 10 free gallons for every 100 gallons purchased. If 100 gallons is too much, Olympic Paint is also offering free 5 gallons for every 50 purchased. This essentially works out to a 10% discount for any Olympic items. CAHA members must participate in the My Lowes program at Lowe's.

## UPCOMING MEETINGS

MAY 8 • JUNE 12 • SEPTEMBER 11

7:00 – 8:30 p.m.

KV Federal Credit Union

Northern Avenue, Augusta, ME

**MAY 8 ~ Guest Speaker: Augusta Fire Department**

**Topic: Fire Safety Regulations**

\*meeting dates are subject to change or elimination  
as determined by the Board\*

**Annual Meeting Minutes - Capital Area Housing Association (CAHA)**  
**Held at KV Federal Credit Union - February 14, 2012**

Past President Charlie Anderson chaired the meeting at 7:00 p.m. A quorum was established.

Annual Meeting: Chairman Anderson explained that according to our by-laws, the Annual Meeting is held on the second Tuesday of February of each year. Historically, the banquet would follow. However, the consensus at the January 10, 2012 regular meeting was to change the annual meeting and banquet from the second week of February to the third week of April. It was at the Board's discretion to delay the Annual Banquet until April. A short discussion ensued regarding voting on changing the proposed by-law. Hal Booth reminded us that the by-law needs the vote of two thirds of the Members present at any two consecutive regular meetings with a quorum in attendance and voted upon. The proposed by-law change must be previously communicated to the membership by publication in the monthly newsletter.

Business Portion of the Meeting:

Motion was made by Ratna Don, and seconded by Barbara Eckhardt, to approve the September 13, 2011 Regular Meeting minutes. Motion passed unanimously.

Motion was made by Ratna Don, and seconded by Ramona Venskus, to approve the November 8, 2011 Regular Meeting minutes. Motion passed unanimously.

Motions was made by Wayne Niles, and seconded by Ratna Don, to approve the January 10, 2012 Regular Meeting minutes. Motion passed unanimously.

Motion was made by Pattie Force, and seconded by Barbara Eckhardt, to approve the year-end Treasurer's report, which showed income and expenses, and indicated a total balance of \$37,731.86 (\$29,199.06 of which are in a combination of checking and savings accounts and three CD's. In addition, CAHA has a \$10,000 bond valued at \$8,532.80 as of December 21, 2011.

Nomination of the Board of Directors:

Presented to be re-elected to a one-year term: Charlie Anderson

Motion was made by Harold Booth, and seconded by Barbara Eckhardt, for acceptance of the nomination. Motion passed unanimously.

Chairman Anderson presented to a one-year term: Wayne Niles

Motion was made by Harold Booth, and seconded by Pattie Force, for acceptance of the nomination. Motion passed unanimously.

Chairman Anderson presented those Board members who were to be-elected to a two-year term: Barbara Eckhardt and Ratna Don.

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***PRESIDENT'S MESSAGE***, continued from front

I have learned that the board has a lot of important work ahead. Our goal as your CAHA board is to offer readily available advice for new and seasoned landlords alike and determine how legislation can affect our ability to operate our investments effectively and fairly. I would simply say that our industry is an important one, and as a group we are far better situated to protect it. Working together we can protect our common interests. United we stand divided we fall... I invite every single member to challenge themselves by taking a more active role in the CAHA organization in 2012.

Try to attend at least a couple of meetings within this year. We will be meeting the second Tuesday of the months which are designated in our bylaws. CAHA is your organization, and the Board wants your input and ideas. I look forward to meeting each and every one of you!

Best Regards,  
*Jason Feugill*  
CAHA President

**Regular Meeting Minutes - CAHA**  
**February 14, 2012**  
**Continued from page 2**

Motion was made by Harold Booth, and seconded by Pattie Force, for the acceptance of the nomination. Motion passed unanimously.

Chairman Anderson presented to two-year term: Jason Feugill.

Motion was made by Harold Booth, seconded by Stefanie Barley, for the acceptance of the nomination. Motion passed unanimously.

Congratulations: Chairman Anderson gave a hearty thank you to our out-going Board Director Stefanie Barley for her many years of continued service to CAHA.

Door Prizes: Our newly elected Board Member Jason Feugill presented the door prize of lottery tickets. The recipients of the door prizes were Lisa Montagna, Hal Booth, Stefanie Barley, Ramona Venskus, and Jason Feugill. Unfortunately, no ticket was profitable.

Sign in sheet indicated 11 Members attended.

Motion was made by Ratna Don, and seconded by Harold Booth, to adjourn the meeting at 7:43 p.m.

Respectfully submitted,  
Barbara A. Eckhardt, Secretary

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**Minutes of Board Meeting**  
**Capital Area Housing Association (CAHA)**  
**Held at KV Federal Credit Union**  
**January 10, 2012**

Past President Charlie Anderson chaired the meeting at 6:00 p.m. with the following present:  
Secretary & Board Member, Barbara A. Eckhardt

Treasurer, Emmy Swanton  
Board Member, Ratna Don  
Board Member, Ramona Venskus  
Board Member, Stefanie Barley  
Staff Person, Lisa Montagna  
Guest & Member, Jason Feugill

Prorated Membership Dues: Ratna lead a lengthy discussion regarding the prorating of the membership dues. He suggested we should follow the By-laws by collecting the dues once a year and mailing the renewal letters out at the same time.

Motion was made by Ratna, and seconded by Stefanie, to prorate the new member's fee in quarterly increments of \$10, \$20, \$30, and \$40. Motion passed unanimously.

Change of Terminology: Motion was made by Ramona, and seconded by Charlie, to delete the word penalty and replace it with the word reinstatement in the renewal form. Motion passed unanimously.

Motion was made by Ramona, and seconded by Stefanie, to nominate Jason Feugill put in slate of Board of Directors. Motion passed unanimously.

Vacant Board Seats: A short discussion had ensued regarding the opening up of two Board seats filled by Gerard (Tiny) Bechard, Jr. and Glen Guerrette.

Motion by Charlie, and seconded by Stefanie, for Jason Feugill to fill Venita Barley's vacant Board seat for one month. Motion passed unanimously.

Meeting adjourned at 6:59 p.m.

Respectfully submitted,  
Barbara A. Eckhardt, Secretary

**Minutes of Board Meeting  
Capital Area Housing Association (CAHA)  
Held at KV Federal Credit Union  
February 14, 2012**

Past President Charlie Anderson chaired the meeting at 8:00 p.m. with the following present:

Secretary & Board Member, Barbara A. Eckhardt  
Treasurer, Emmy Swanton  
Board Member, Ratna Don  
Board Member, Ramona Venskus  
Board Member, Jason Feugill  
Board Member, Wayne Niles  
Staff Person, Lisa Montagna

Ramona Venskus nominated Jason Feugill as President of

CAHA. Seconded by Wayne Niles.

Approved unanimously.

Ratna Don nominated Barbara Eckhardt as Secretary of CAHA. Seconded by Ramona Venskus. Approved unanimously.

Ramona Venskus nominated Emmy Swanton as Treasurer of CAHA. Seconded by Barbara Eckhardt. Approved unanimously.

Resignation of Two Board Directors: Chairman Anderson received the resignations of Gerard (Tiny) Bechard, Jr. and Glen Guerrette.

The next Board meeting will be on February 21st at the Senator Inn at 5:30.

Meeting adjourned at 8:28 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

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**Minutes of Board Meeting  
Capital Area Housing Association (CAHA)  
Held at the Senator Inn, Augusta  
February 21, 2012**

President Jason Feugill opened the meeting at 6:05 p.m. with the following present:

Secretary & Board Member, Barbara A. Eckhardt  
Treasurer, Emmy Swanton  
Board Member, Ratna Don  
Board Member, Charlie Anderson  
Board Member, Ramona Venskus  
Board Member, Wayne Niles  
Staff Person, Lisa Montagna

Prior to the meeting, President Feugill sent out a brief email to the Board Members listing several questions for them to discuss at the meeting. Some of the questions were: What do you find valuable about being involved with CAHA. What do you believe the interests are for current members? What incentives do you believe should be implemented to increase membership numbers and meeting attendance? The responses were: The oil, involvement with legislation, informative speaker meetings, net working with other landlord clubs, finding an agent for quality tenants, information on being a landlord and the laws governing them, and putting together an informational packet for landlords.

Other topics of discussion were: Annual Banquet preparations, revamping the newsletter, and forming committees.

**Annual Banquet:** Questions arose as to where to hold the banquet this year, who will cater it, and what to have for entertainment? It was suggested to contact Karen's establishment in Downtown Augusta, The Riverback Dance Club, for comparison pricing against the Elk's Club. Lisa suggested contacting UMA's Jazz program for free continued music throughout the evening. It was also suggested to look into hiring a comedian for entertainment. And since the "downtown" area is undergoing a revitalization period at this time, to invite the Governor to speak on the club's behalf.

**Forming Committees:** The variety of activities CAHA offers its members are the banquet, legislation, membership, and oil. It was suggested to reach out to the members for their help in forming committees for those various activities. Meanwhile, President Feugill, Ramona, and Lisa formed the new Advertising Committee.

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**Minutes of Board Meeting - Capital Area Housing Association (CAHA)**

**Held at the Senator Inn, Augusta - February 21, 2012**

**Continued from page 4**

Revamping the Newsletter: Motion was made by Charlie, and seconded by Ramona, for any companies who advertised in our newsletter who renege on a gift for the banquet, their advertisement would be pulled from the newsletter. Motion passed unanimously. It was also suggested to start charging an advertising fee to those vendors advertising in the newsletter.

Business portion of the meeting:

President Feugill selected Wayne Niles as Vice-President. Motion was made by Ramona, and seconded by Ratna, for Wayne Niles as Vice-President of CAHA. Motion passed unanimously.

Approval of five Board Minutes:

Motion was made by Ramona, and seconded by Ratna, to approve the September 13, 2011 Board minutes. Motion passed unanimously.

Motion was made by Ratna, and seconded by Ramona, to approve the September 30, 2011 Board minutes.

Motion passed unanimously.

Motion was made by Ramona, and seconded by Ratna, to approve the November 8, 2011 Board minutes. Motion passed unanimously.

Motion passed unanimously.

Motion was made by Ramona, and seconded by Ratna, to approve the November 15, 2011 Board minutes.

Motion passed unanimously.

Motion was made by Ramona, and seconded by Charlie, to approve the December 6, 2011 Board minutes. Motion passed unanimously.

Motion passed unanimously.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

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**Minutes of Board Meeting**

**Capital Area Housing Association (CAHA)**

**Held at River Back Dance Club, Augusta, Maine**

**March 20, 2012**

President Jason Feugill opened the meeting at 5:44 p.m. with the following present:

Vice-President & Board Member Wayne Niles  
Secretary & Board Member Barbara A. Eckhardt  
Board Member Ratna Don  
Board Member Ramona Venskus  
Board Member Charles Anderson  
Staff Person Lisa Montagna

**Treasurer's Report:** The consensus of the Board was: As long as Treasurer Emmy Swanton emailed the treasurer's report to the Board members prior to the Board meeting, she did not have to attend the meeting. If there were any questions concerning the treasurer's report prior to voting on it, she would be called by phone.

**Scheduled Meetings:** Wayne suggested that the regular meetings to be scheduled every month on the second Tuesday of the month and that the Board meetings follow on the third Tuesday of the month, as has been done in the past. Charlie felt that the Board maintains the flexibility of scheduling meetings, as well. Ratna stated that under the circumstances the By-Laws would not need to be changed concerning this issue.

**Regular Meeting Agendas:** President Feugill suggested for the Board to create an agenda for the regular meeting in order that the members will know what to expect at each meeting. The type of speakers to invite to the member meetings was also discussed.

**Oil:** Since we now have a two-year contract with two oil vendors in-place, Charlie questioned whether an oil committee was necessary this year. President Feugill felt we should keep negotiations fresh with the two oil vendors. For example, asking for a free filter for every CAHA member who is with them or something like that.

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**Minutes of Board Meeting - March 20, 2012**  
**Continued from page 5**

Wayne does not like CAHA requesting an “adman” fee from its oil vendors. He stated the Board should look into funding our staff person another way. A short discussion ensued. It was the consensus that the Board look into our vendors advertising on the CAHA website and/or newsletter. A short discussion concerning the number of times the newsletter would be printed in a year resulted in changing the word monthly to periodical as the type of newsletter CAHA printed (between six to eight times in a year). Wayne stated that he thought in negotiations w/advertising vendors we could guarantee that the periodic newsletter would be published at least six times a year.

Motion was made by Charlie, and seconded by Ramona, to accept advertising rates as: \$150 for vendors, \$100 for CAHA members, and \$0 for Board members. Motion passed unanimously.

**Annual Banquet:** The consensus of the Board was that River Back Dance Club was a very suitable place to hold the annual banquet. Lisa received a letter from Sen. Roger J. Katz accepting to speak at the banquet, as Gov. LePage would not be able to so, due to a prior engagement. The banquet dinner fees were discussed and Ramona and Jason volunteered to contact the vendors. Ramona also volunteered to have plaques made for Past President

John McNaughton and Past Board Director Stefanie Barley.

**Approval Three Board Minutes:**

Motion was made by Ratna, and seconded by Wayne, to approve the January 10, 2012 Board minutes with the following changes: To delete Nomination for President: and replace with Nomination of Candidate: To delete motion: Motion was made by Ramona, and seconded by Stefanie, to nominate Jason Feugill as slate of officer president and replace with: Motion was made by Ramona, and seconded by Stefanie, to nominate Jason Feugill as a candidate to run for the Board of Directors. Motion passed unanimously.

Motion was made by Ratna, and seconded by Wayne, to approve the February 14, 2012 Board minutes. Motion passed unanimously.

Motion was made by Ramona, and seconded by Charlie, to approve the February 21, 2012 Board minutes. Motion passed unanimously.

**Last items of Discussion:** Responding to the President’s emails with 24 hours of his sending them out to the Board and CAHA’s responsibility in community help.

Motion was made by Charlie, and seconded by Ratna to adjourn the meeting at 7:24 p.m.

Respectfully submitted,  
Barbara A. Eckhardt, Secretary



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<p><b>Rent Match LLC</b>  <b>Venita Barley, Owner</b>          (207) 623-2580          Fax (207) 623-3374  <i>vbarley@rentmatchonline.com</i>          "Bringing Landlords and Tenants Together!"          www.RentMatchOnline.com</p>	<p><b>Eric S. Dick, Esq.</b>  <b>Farris, Foley &amp; Dick, P.A.</b>          (207) 622-5872  <i>ffdlaw@gwi.net</i>          Discount off regular hourly rate to CAHA member on landlord/tenant matters</p>	<p><b>Winslow Aluminum Inc.</b>          Vassalboro, ME          (800) 924-0412  <i>winslowaluminum@yahoo.com</i>          30% off list price of replacement windows</p>	<p><b>Vanguard Property Management</b>  <b>f/k/a Vallee Property Management, LLC</b>          Rentals &amp; Property Management  <i>vpmmel@valleerealestate.com</i>          www.vpm.me          (207) 620-7500          Gently used Refrigerators \$175.00 and up.</p>
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Capital Area Housing Association  
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