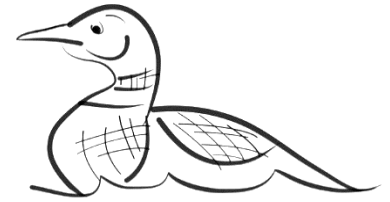


Sounds of the
Loon



Rum Ridge Board of Directors Meeting

Date: October 6, 2018
Time: 3:05 pm
Place: 18 Deer Run Rd., Rum Ridge, Sheltmire Residence

In attendance:

Jack Sheltmire President
DJ Salmon VP
Karen Hopkins Treasurer
Russ Gagnon Board member
Terry Haines Board member
Peg Wood Board member
Absent
Bob Ludwig Secretary

President Sheltmire called the meeting to order at 3:05 pm. Terry Haines was the meeting secretary in Bob Ludwig's absence.

Treasurer's Report

Treasurer Karen Hopkins distributed a summary of the current budget situation. Income to date is \$35,008, not including dues from three lots that just arrived. Expenses total \$2,410. Dues have been received from 75 lots, which is about normal for this date.

Survey Results

The personal watercraft survey was completed by 24 members. There were 18 no votes, 4 yes votes, and 2 no opinion.

Covenant Review Committee

Jack reviewed the formation of the Covenants Review Committee. He stressed that the covenants are an agreement, not a law. He distributed a list of committee members, review members, and alternates. He noted that the new covenants will supersede the existing covenants when and if adopted. Russ asked how long this process would take. Jack said 2-3 years. Jack asked for a motion to approve this proposal. DJ moved approval, Terry seconded, vote unanimous. There followed a discussion as to the purpose of the covenants, which was deemed to preserve the character of Rum Ridge as a woods community that fit in with the local environment. The consensus was that the new covenants should maintain the general intent of the originals. Jack said he was proposing an initial meeting date of Nov 4 but did not know if this would be convenient to all committee members. Terry suggested that the present covenants should be

examined with the view of determining the general intent of each covenant. Russ thought the committee needed a mission statement. Terry suggested that a preliminary draft of the committee findings should be circulated to the members to obtain feedback fairly early in the process, before a formal proposal is circulated for a vote. DJ suggested that members should be polled in advance to determine views concerning the present covenants. Russ asked when this would be done. DJ said before the start of committee work. Somebody suggested the Board should prepare guidelines for the committee to direct their deliberations.

Jack raised the issue of enforcing covenants, which now is almost impossible. DJ noted that even though some members agreed in writing to rectify a covenant violation, they have not yet done so. Jack said he knew of one homeowner's association that required a \$5,000 performance bond for new construction to ensure that the approved construction plans were adhered to, with the money returned if there were no violations. Jack also noted that there is no appeal process for Board decisions regarding denial of construction proposals. Jack noted that the covenants should be enforced uniformly, which has not been done in the past. There may be a need for a separate group to review proposals and enforce covenants.

Terry asked if Bylaws were to be included in the review process. Jack said yes but asked how covenants and bylaws differed. Terry said that covenants were part of the property deed whereas bylaws were not. Bylaws generally govern the operation of the Association (structure of Board of Directors, how Directors are elected and replaced, how dues are set and collected, etc.), whereas covenants govern the activity and behavior of members on their lots (construction of structures, lot setback requirements, upkeep of property, etc.). Bylaws can be changed at any time by a simple majority of members voting at a legal meeting.

A discussion of permitted structures followed. Jack noted that the limit of 1,500 square ft. for a dwelling is a footprint limit, not a total space limit. A second story of an additional 1,500 sq. ft. can be added so long as the 30' height limit is not exceeded. Karen thought a limit of 1,500 sq. ft. may not be necessary and may be arbitrary. DJ thought the 1,500 sq. ft. limit may have been chosen as the best fit for smaller lots. Jack said the combining of structures as has been done in some cases is not permitted by the covenants. Terry said the term "outbuilding" is actually code for outhouse, which is why the size limit is 50 sq. ft., and the structure is supposed to be 50' from the dwelling. He thought that having fewer but larger outbuildings would eliminate the problem of combining structures.

KI Road

Finally, Jack reported that he has received a number of calls from members complaining about the condition of the KI Road between the bridge and Rum Ridge Road. Rum Ridge has an easement permitting us to maintain this section of road. In the past, we have occasionally plowed this section, but AMC now does that. Jack is concerned that if we grade the road we might be expected to continue doing so. He noted that Weyerhaeuser is not as easy to work with as Plum Creek. Russ said one of the side rails on the bridge is pushed off the bridge and hanging in space, which is a dangerous situation and Weyerhaeuser has done nothing with it. Jack said he would try to work with the other parties involved to see if a resolution could be found.

There being no other business, DJ moved to adjourn, Terry seconded, unanimous. Meeting adjourned at 4:20 pm.