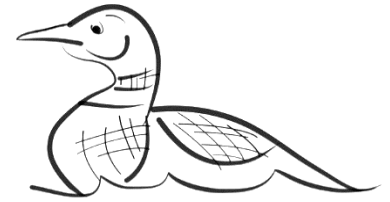


Sounds of the
Loon



Rum Ridge Board Meeting

Date: May 10, 2020
Time: 09:00 am
Place: 14 Otter Slide Rd. Rum Ridge

In attendance:

Jack Sheltmire President
DJ Salmon V. President
Karen Hopkins Treasurer
Bob Ludwig Secretary
Peg Wood Board member
Pete Johnson Board member

Absent:

Russ Gagnon Board member

Jack Sheltmire, Board President, called the Board meeting to order at 9:00 am, May 10, 2020.

DJ. asked if the Association has a policy on remote participation at a Board meeting. A discussion followed on the concept of remote attendance with respect to meeting quorum and proxy requirements as defined in the Covenant and Bylaws. It was pointed out that remote attendance technology did not exist when the Covenant and Bylaws were written. It was also mentioned that Rum Ridge has limited internet options and bandwidth speed to support the various over-the-internet and cell phone possibilities. Jack suggested that this be reviewed further by the Bylaw Committee and the general membership at our annual meeting.

Treasurers Report

Karen provided a detailed statement and reported that she is pleased to say that dues have now been received by all 95 lot owners. Jack added that property liens are an option that was used this year to express the urgency of paying Association dues. Receipts included donations from 5 CA Dean owned lots and one other all adjacent to our Association and along Rum Ridge Road. The new policy on late lot payments contributed \$130 interest. An unanticipated \$197 website hosting fee was received but that covers the next three years. DJ. asked how we anticipate the current Covid-19 Pandemic will affect dues payments this year that are needed to pay our bills. Karen explained that we do have a policy whereas a lot owner can explain a hardship prior to the due date to establish a payment plan.

Road Report

DJ. is continuing to look at our plowing contract so that we are prepared for next winter. Recognizing a year with excessive snowfall as determined by the National Weather Service is being considered as a provision in future contracts. A list of summer maintenance priorities will be given to our contractor Mike Theriault continuing work that began last year. It includes top dressing trouble spots on Loon Landing and Deer Run Roads and a

depressed area on Rum Ridge Road between Otter Slide and East Grouse. Jack anticipated that the voluntary grading of Rum Ridge Road by Bill Casey would continue this spring and fall to address the potholes that have recently developed.

Maine State Shoreland Zoning

Jack provided a background on the Maine Land Use Regulation Commission (LURC) and regulations on clearing vegetation in the Shoreland Zone. Greenville has adopted and enforces, via its Code Enforcement Officer, a Shoreland Zone and regulations consistent with LURC requirements. Those requirements have restrictions on the clearing of vegetation within 100' of the water line both private and Association owned. (the buffer zone). The suggestion was that we turn over enforcement issues to Greenville's Code Enforcement Officer. Bob offered to bring the idea to the Bylaw Review Committee for consideration.

LakeSmart Signage

Jack advised that we have received a request to install two LakeSmart Award signs, one at the boat launch and one at by the swim platform near the end of Bobcat Knob Road. Peg provided a background on goals of the LakeSmart program. Pete questioned whether our Association property surrounding the lake has been assessed by LakeSmart. The Covenant restricts signage to only that which identifies a lot owner and be no larger than 6" x 24" natural wood color with white or yellow letters. It was recognized that other signs have been installed on Association property but for legal or safety purposes only such as street signs, speed limits, parking restrictions and liability purposes. So at this time, award recognition signage would not be permitted.

Docks

Jack discussed the issues surrounding the main and outlying docks that we traditionally put out on Memorial Day and retrieve on Labor Day. He reviewed the battering and resulting damage the outlying docks have received and questioned how we should proceed with these going forward. He suggested that the outlying docks not be installed this year and instead put our time and money into the needs of the main dock as it receives the overwhelming use. The Board agreed to try this approach for a year.

Covenant/Bylaws Review Committee

Jack reviewed the difficulty in changing the Association Covenant as it is part of each owner's deed. He did say that the efforts will be put into updating the Bylaws to define the Covenant requirements with respect to today's day and age. Bob advised that progress has been very slow in part due to the committee being spread across multiple states and everyone's employment, personal and health priorities taking precedence over this administrative task. Computer and internet access have also been a challenge for members. We have received some feedback and will add annual "meetings requirements during a pandemic" to the list.

Other Business

Bob stated that he had received a request to identify the Board's policy on lot owner reimbursement for work performed on Association land and roads. Board members could not recall any prior situation where such reimbursement has been offered. There was concern that if reimbursement occurred once, then others may request and anticipate the same for what they do during Association workday activities, fallen tree removal, filling a pothole, clearing a culvert and other "throughout the year" maintenance done by lot owners. When in doubt it was recommended to receive Board approval prior to performing a repair anticipating reimbursement.

With no further business the meeting was adjourned at 11:05am.
Respectfully submitted;

Bob Ludwig, Rum Ridge Association Secretary