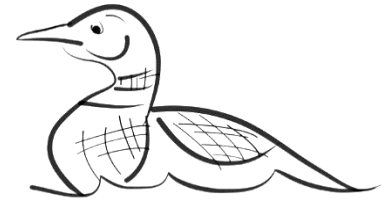


Sounds of the
Loon



Rum Ridge Association Board of Directors Meeting

Date: May 19, 2024

Time: 9:00 am

Place: 13 Crows Corner Rd. Hopkin Residence

Attendance:

Blaine Hopkins	President
Jody Perry	V. President
Debbi Webber	Treasurer
Bob Ludwig	Secretary
Bill Casey	Board Member
Harry Tideswell	Board Member

Also present:

Larry Drake	Lot 54
Cindy Durrell	Lot 60
Dennis Durrell	Lot 60
Bruce Wood	Lot 90

Absent:

Maureen Hopkins	Board Member
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President Blaine H. called the meeting to order to discuss:

- The winter plowing contract renewal (1, 2 or 3 years)
- The annual Association Budget
- The status of a building application for Lot 23,
- Outlying docks.

Financial Report

Debbi W. provided a detailed financial report of the bills paid from 8-1-23 to date. We have approximately \$6,000 remaining but there may be a couple of summer road maintenance bills outstanding. Some line items were a bit overbudget and others underbudget.

Our prior CD was cashed this past December and a new one for \$10,000 was opened at that time. It has already made \$202.33 interest in the first quarter of 2024.

We currently have \$7,194 in the checking account.

One lot is not yet paid up on their dues assessment and has been consistently delinquent. Blaine advised that he would write the appropriate letter to the owner.

Road Maintenance

Plow Contract

Blaine advised that the plowing performed this past winter was under a 1 year contract with LoConte Property Maintenance. A discussion followed on LoConte's performance this past winter. There was a consensus that we felt comfortable with his performance and would request prices from him for the next 1, 2 or 3 years. It was suggested that we should also advertise for plowing prices for the next three years.

Blaine advised that he would advertise the request for bidders in two newspapers.

Summer Road Repairs

It was acknowledged that there were a few potholes between the barrel and Kl Rd but that overall it was in pretty good shape. Jim Smith and Bill C. have both graded and addressed potholes as needed.

Bill C. suggested that we also stockpile some gravel by the barrel to use for spot repairs as needed. Harry T. offered his dog shed to the Association if we needed it to store materials.

Outlying Docks

We have received a request from Lot 41 to install a dock on Association property in the vicinity closest to his lot. A discussion followed on who would own the dock, maintain it and remove it in the fall and where would it be stored. It was pointed out that there are pertinent zoning and LUPC regulations in addition to related provisions in the Association's covenant. Questions were raised as to where docks could potentially be located and who would determine that they were safe for all to use.

Blaine thought that establishing a committee to review the subject would be in everyone's interest.

Lot 23 Building Application

The Board reviewed plans submitted to add an overhang on to an existing garage and found it in compliance with the covenant. Bob will provide the applicant with an approval letter.

2024/2025 Association Budget Discussion

It was projected that we will have a \$5,194 unexpended balance from our 2023/2024 budget. At the 7-29-23 annual meeting a \$50 annual per lot assessment (\$4,750) was approved to be used to supplement our savings should an emergency of some type occur. A proposal was made to use the \$4,750 collected to increase the 2024/2025 budget from \$75,430 to \$80,180 and leave the dues assessment at \$850 per lot. The unexpended funds from the 2023/2024 budget estimated to be \$5,194 would be added to our \$10,000 emergency fund.

Debbi will prepare a proposed budget accordingly.

With no further immediate business, the meeting was adjourned at 11:15am.

Respectfully submitted.

Bob Ludwig, Rum Ridge Association Secretary

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