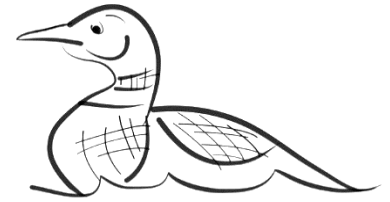


Sounds of the  
Loon



## Rum Ridge Association Board of Directors Meeting

Date: May 21, 2023  
Time: 9:00 am  
Place: 21 Otter Slide Rd. - Salmon residence

In attendance:  
DJ Salmon- President  
Maureen Hopkins- V. President via Facetime  
Debbi Webber- Treasurer  
Bob Ludwig- Secretary  
Jody Perry- Board Member  
Bill Casey- Board Member  
Absent  
Peg Wood- Board Member

Other Association members attending:  
Dennis Durrell, lot 60  
Cindy Durrell, lot 60  
Russ Gagnon, lot 34

DJ called the meeting to order at 9:00 am and determined that we had a quorum.

### **Plow Contract**

DJ advised that an advertisement was placed in the newspaper and only two bidders submitted proposals those being Mason Lee and Tony LoConte.

- Lee's bid was:  
\$44,000 for each of the next three years,  
total \$132,000
- LoConte's bid was:  
for year 1 \$57,000 option A or \$55,000 option B (\$4,950)\*  
for year 2 \$60,300 option A or \$58,000 option B (\$5,220)\*  
for year 3 \$63,000- option A or \$61,000 option B (\$5,490)\*  
total \$180,300 option A or  
total \$174,000 option B\*

\*(Note that if the Board selects option B, the cost increases 9% any year snowfall exceeds 115".)

Bob reported the snowfall this past winter was 89.5". This was higher than the previous winter's 71" both being far below normal.

Dennis stated that LoConte did an excellent job this past winter except for the last snow of April. DJ advised plowing at that time was not an option as the road had already started to soften up.

DJ stated that Rum Ridge paid LoConte's \$52,000 for option B this past winter and that he did a good job and that Mason Lee may be spread too thin with his various other accounts.

Dennis stated that LoConte plowed the KI road then Rum Ridge in the morning this past winter and Mason Lee if selected may service us later in the day.

It was the general consensus that Mason Lee may be spread too thin and if we did not select LoConte then we would have no fall back.

Maureen said it is critical to get out at 730am to get to work and school and therefore we should go with LoConte.

Debbi advised that the renters want to get in and out in the winter also.

DJ said it is wise to have necessities on hand should an emergency occur causing delays.

Based on the above reports, the Board voted to approve LoConte's proposal for the upcoming winter season.

### **Treasurer's Report**

Debbi reported that we have collected \$71,250 (dues and special assessment) from 95 lot owners and another \$665 from interest and donations totaling \$71,915 since August 1, 2022. We have spent \$59,317.50 as of 5-17-23 leaving a balance of \$11,932.50.

### **Picnic/Workday Budget**

DJ wished to have that budget increased from \$400 as we are getting greater attendance at both functions and that the Association seldom gets together to meet and greet each other.

Dennis thought the budget should be reduced.

### **Summer Road Maintenance**

DJ reported that the road grading should begin shortly. This is occurring a month earlier than usual and needed to address deficiencies from the mud problem that in April. That earlier repair cost was \$4,700.

DJ provided a 5 project plan with quotes from Theriault Construction to address improvements to Rum Ridge Road. (See attached)

Bob suggested that we replace the damaged culverts in project #1 and 5 but hold off on rebuilding the road in point 2, 3 and 4. Soft roads are typical during the spring even though they were worse this year. We should post our roads with orange signs "no heavy trucks" as all towns in Maine do to avoid increased road damage. Lucas tree service had several large trucks and trailers in Rum Ridge during mud season and no doubt contributed to our problems.

DJ suggested that the budget should be increased \$50 for the purpose of accruing funds for emergency contingencies that are unexpected. We should also look at better ways to save.

Debbi will look at our CD and see what options are available and what interest rates are being offered.

### **Board Member Terms**

DJ, Bob and Peggy's three year terms expire on 7-31-23.

### **Other Business, Fire, Renters, Shoreland Restrictions**

Maureen provided pictures showing the damage from a fire that was set on the common land along the lake closest to Lot 55. Long term renters were known to be occupying this property. DJ will send a letter to the property owner requiring them to restore the damage or face additional consequences. Bob reminded all that an extensive list of do's and don'ts for renting property owners and for their guests is posted on our Rumridge.com website for all to follow.

Bill inquired on behalf of another lot owner on placing personal docks and other improvements on common lakefront land. DJ reminded all that personal docks and any improvements on common land are prohibited. In fact Maine's LURC requirements provide restrictions on 100' from the shoreline regardless of private or communal property.

DJ asked for a motion to adjourn at 11:23 am.  
Motion made by Bill, seconded by Jody with all in favor.

Respectfully submitted.

Bob Ludwig, Rum Ridge Association Secretary

Attachment; 5-20-23 Road Improvement Quote