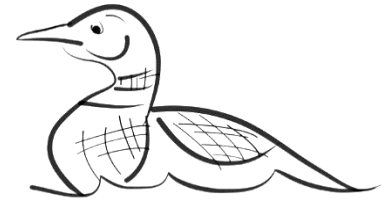


Sounds of the
Loon



Rum Ridge Board of Directors Meeting

Date: May 28, 2018
Time: 0924 am
Place: Loon Landing Club House

In attendance:
Jack Sheltmire President
DJ Salmon VP
Bob Ludwig Secretary
Karen Hopkins Board member
Peg Wood Absent
Russ Gagnon Absent

Paul Keef Resident Lot 56
Mark Pitta Resident Lot 74

Jack Sheltmire, Board President, called the Board meeting to order at 924 am, May 28, 2018. New residents Paul Keef and Mark Pitta introduced themselves and asked questions about Rum Ridge. After greeting them, Jack addressed all inquiries to their satisfaction. They left the meeting shortly thereafter.

Jack called for a moment of silent to reflect on the passing of Board member Mike Bushman on May 23, 2018. Rum Ridge is a better place for all that Mike contributed including his friendship to all, good judgement in the face of diversity and many years on the road maintenance committee. Mike and Lindsey embodied the best friends and neighbors we could all wish to have.

Correspondence

Jack read a letter into the minutes from Rick and Leslie Patton (Lot 61) who expressed their deep appreciation for the friendship, kindness and goodwill which they have found in the Rum Ridge community. They asked that their appreciation be expressed in this correspondence to all in Rum Ridge as they look forward to the next chapter of their lives. We wish them happiness and satisfaction in everything they pursue.

A copy of correspondence from the town of Greenville pertaining to past activities and the future permitted status of Lot 21 was sent to the Board for reference resolving a dispute on the acceptable uses of a Rum Ridge residential lot.

Lot 32

Bob and Jody Ludwig's application was received and reviewed for construction on their lot 32. After discussion, DJ made a motion seconded by Karen to approve the plan. The vote was 3 yes, 1 abstain (Bob), 2 absent.

Lot 24

A construction plan for Lot 24, approved April 30, 2018 by Board members between regular meetings, was re-affirmed 3 yes, 1 abstain (Karen), 2 absent so as to be recorded as part of the meeting minutes. Prior to the vote, communication from Blaine Hopkins was read requesting an easement across Crows Corner Road from the Rum Ridge Association to permit an underground electrical easement from their lot to the nearest utility pole. The road would be restored by Blaine's contractor without expense to the Association. The approval vote included the easement requested.

Lot 22

The construction plan application for lot 22 was withdrawn by the applicant Blain and Karen Hopkins as they moved the project to their Lot 24. This change was noted for the record and they agreed to notify their nearest neighbor (Lot 23) to avoid any confusion.

Rum Ridge Property Sales

A list was presented by Bob of 18 lots (nearly 18% of Rum Ridge) that are either currently listed or were sold in Rum Ridge within the previous 12 months. All indications are that Rum Ridge is a desirable location thanks to everyone's efforts to follow the bylaws, be kind to neighbors and respect the rights of others. No doubt, Rum Ridge is a special place with transactions often occurring in short order.

Lots 2, 7, 8, 13, 18, 24, 25, 26, 32, 41, 56, 59, 61, 72, 74, 85, 88, and 94.

Budget Report

Peg provided the Board with a year to date budget report via email. The Board reviewed the details to find that no budget line had been exceeded and that the remaining bills will also be in line with the budget limitations. As of 5-16-18; Budget \$34,000 Expenditures \$27,562 Budget balance \$6,438 Checkbook balance \$9,995

Board Opening

The Board wishes to announce that there is an immediate opening for anyone wishing to serve Rum Ridge as a Board Director. Many tasks are completed by Board members behind the scenes for the enjoyment and prosperity of all lot owners. Please contact Jack Sheltmire, President, if any lot owner would like to serve in the capacity as a Board member. (207-631-4115 sheltmirej@cutland.edu)

Road Committee

A discussion began on the Board's now vacant road committee assignment. DJ stated that he has a background in the type of work involved and accepted the position. This involves meeting with various contractors for advice on the best course of action to keep our roads free of pot holes and dust in the summer and accessible in the winter at the most reasonable cost. In preparation for this meeting, Jack mentioned that he had some information on road maintenance costs that would include some ditching, gravel, grading and calcium chloride applications; however, the costs exceeded our current road maintenance budget. A discussion followed on how best to plan for the future based on anticipated road maintenance costs given some immediate repair locations and the prospect of performing some capital improvements on a yearly basis. A proposal to address our short and long-term road maintenance needs will be presented at the annual meeting as the cost cannot be absorbed by our current budget.

It was identified that top dressing many Rum Ridge roads, performed by Bill Casey with his personal equipment on May 20th, made a huge improvement in the pothole situation. The Board felt that he should be provided a minimal stipend for performing this service in the future, possible 3 times a year. As a note, for those that reside in a warmer climate during the spring season, road conditions are at their worst after the snow melt and traditional mud season when large pot holes and standing water are deteriorating the road base.

Docks

The question had been raised by some lot owners as to who is entitle to use the varies docks along Rum Ridge. It was agreed to advise all lot owners that all docks are community property available for use by any lot owner or their guests.

DJ made a motion to adjoin at 1215pm.

Respectfully submitted,

Bob Ludwig
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