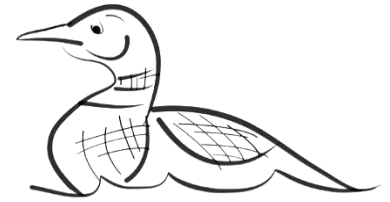


Sounds of the  
Loon



## Rum Ridge Board of Directors Meeting

Date: May 5, 2019  
Time: 0900 am  
Place: 18 Deer Run Road, Rum Ridge, Sheltmire Residence

**In attendance:**

Jack Sheltmire President  
DJ Salmon V. President  
Karen Hopkins Treasurer  
Bob Ludwig Secretary  
Terry Haines Board member  
Russ Gagnon Board member

**Absent:**

Peg Wood Board member

Jack Sheltmire, Board President, called the Board meeting to order at 900 am, May 5, 2019.

### **Covenant/Bylaws Review Update**

Jack reported that he obtained a copy of the Covenant/Bylaws from the association where Bill and Marie Casey reside in Carrabassett Valley, ME. for reference. Looking at that document and speaking to Karen and Maureen, it appears that the Rum Ridge Covenant has more detailed wording than traditional and may require the committee to focus on the Bylaws instead during the review process. The Bylaws is usually the place where the detail is located and can be amended by vote of the membership; whereas, it is believed that Covenant changes would require all lot owners to amend their deed. He again stated that the reason for the review is due to the many changes in technology and life styles in the 47 years that have passed since the Covenant was developed. What was originally a recreational location of short duration weekend camps has become more widely used by many and is the full residencies for more than 20 families.

### **Rum Ridge Signage**

Jack reported that he has obtained the "swim at your own risk" signs that were discussed and approved during the Rum Ridge annual meeting in July, 2018. They will be installed at the beach nearest lot 83 and at the Loon Landing boat launch beach. The signs were mostly for the benefit of renters as the regulars already are aware of the swimming risks. Terry mentioned that stickers had been distributed in the past to identify vehicles that belong in Rum Ridge vs those that did not. Jack advised that he also obtained traffic caution codes for warning motorists when Rum Ridge maintenance roadwork is underway.

### **2019/2020 Budget**

The years of exceptional snowfall were discussed as they relate to our existing plow contract. Bob presented information on statistics kept by the National Weather Service for our area and how the snowfall varies dramatically for year to year. In the last 19 years we have seen a low of 62.6", a high of 145.3" as occurred during this past season with an average of 93.1". Different concepts for applying compensation to the amount of snowfall going forward were considered. D.J. made a motion to amend the existing plow contract to include the provision for additional compensation of \$3,000 in the event that the National Weather Service statistic for Moosehead exceeds 120" during the winter season. The vote was 6-0 in favor.

The budget impact that future plowing contracts may create was discussed. Future assessment increases may be required; however, it was agreed that there would be no dues increase for the next budget.

### **Spring/Summer Road Maintenance**

D.J. requested that Mike Theriault have an opportunity to observe the condition of the Rum Ridge Road prior to it being dragged by Bill Casey. Bill usually combines the drag with bringing the docks to the beach prior to Memorial Day. D.J. also asked if there were any particular areas of concern. Bob identified a large amount of standing water during the snow melt on a turn near Rocky's Road and the condition of some of the culverts as areas of concern.

### **Treasurers Report**

Karen presented a treasurer's report dated May 5, 2019. Our income to date is \$43,661.37 that includes full payment from all 95 lot owners, \$750 for the CA Dean lots, \$60 in late dues fees, \$60 in donations and \$451.37 in interest. Our expenses are \$27,510.91 to date with no line exceeding the budgeted amount. Our CD balance is unchanged at \$5,113.77.

### **Draft Revision of the Association Construction Application**

Jack presented a draft revision of the Rum Ridge Construction Application. During the discussion it was suggested that the symbols used be explained by wording, driveway material to be used needs to be identified and a statement that damage caused to roadways by contractors is the lot owner's responsibility.

### **Renters**

No specific problem was identified in recent months relating to renters at Rum Ridge although there was a lot of rental activity.

### **Trees**

Jack has identified a dead spruce tree in the shoreland zone that he feels is a threat and in danger of falling near his lot 11. D.J. made a motion to allow this single tree to be taken down using reasonable care if it is determined to be damaged by a tree professional. The vote was 6-0 in favor. Jack stated he will follow up with Greenville officials and a tree professional before proceeding.

Russ mentioned that there are other dead trees that we may wish to inspect such as adjacent to his lot 34.

### **Personal Watercraft**

Jack reported that a bill to ban personal watercraft on Lower Wilson Pond died in committee.

### **Internet Access**

It was discussed that bundled internet is available on your telephone line in Rum Ridge and that this may be a viable option to the wireless broadband or cell phone hotspot choices currently available.

With no further business, the motion was made and approved to adjourn at 12:15pm.

Respectfully submitted;

Bob Ludwig, Rum Ridge Association Secretary  
[raludwig184@gmail.com](mailto:raludwig184@gmail.com)