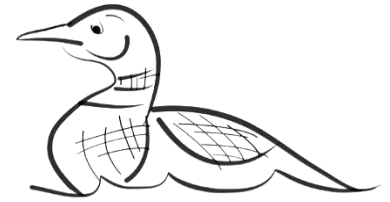


Sounds of the  
Loon



## Rum Ridge Board Meeting

Date: June 21, 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  
Russ Gagnon Board member  
Also  
Dennis Durrell Lot 60

Jack Sheltmire, Board President, called the Board meeting to order at 9:00 am, June 21, 2020.

### Road Report

DJ reported that plans have been made with Mike Theriault Excavation to perform grading, graveling ditching and the application of calcium chloride. Loon Landing will receive work in addition to Rum Ridge Road.

We received a request to inspect the ditching on Rum Ridge Road in a section before The Barrel to determine if there is a safety issue with the road grade. DJ had reviewed and advised that there is a transition from the travel lane to the ditch that is sloped. Making this sloped area flatter would create a steeper drop-off to the ditching, something he would not advise changing.

### Winter Plowing

DJ advised that he is negotiating to extend the existing contract 3 additional years. There had been no price increase in the last 5 years. A tentative increase of 15% for the first year going forward and 3% for the second year is being discussed. Dennis, Jack and DJ reviewed the existing contract to verify that it includes sanding should ice become more of an issue than plowing. Scarifying ice buildup with a grader as necessary is included in the contract as was performed this past winter due to several freezing rains.

Pete advised that there is little or no surplus to address new contract funding including a potential budget line for an unusually heavy snow winter. Jack will mention this in the next Newsletter and the impact on the lot dues will be discussed at the annual meeting in conjunction with budget approval process.

DJ added that lot owners should not be directly contacting any contractor employed by the Association. This creates great confusion as different lot owners frequently have conflicting requests. Any and all feedback relating to contractor work should be directed solely to the Board.

### **Lot Owner Communications**

Jack advised the Board that there is much going on in Rum Ridge and our objective is to keep our members informed on a timely basis. Many times new lot owners are between addresses and only have an email address or cell phone for contact purposes. The Board is also making efforts to reduce unnecessary operating costs while increasing the exchange of information. Bob pointed out that the Bylaws specify written notice in two situations, for the annual meeting and dues assessment. DJ suggested that we ask local realtors to provide the Association with buyer contact information. The motion was made and seconded to use email communications, the Rum Ridge Website and postings on the clubhouse bulletin board as the primary means of communications with lot owners. Beginning September 1, 2020, first class mail would be limited to only members not providing an email address and then only for notice of the annual meeting and annual dues assessment. The motion passed 7 to 0.

### **Association Picnic (7-25-20) Following the Annual Meeting**

The Board discussed the current covid-19 situation and decided that the Association will not be supplying food and that members should not bring pot luck food to share. We will provide drinks in a cooler for those that want it.

### **Docks**

Feedback received from members expressed a desire to get the outlying docks in the water now. Karen offered to contact potential contractors that we could hire to install and remove all of our docks. Several members have expressed an interest in purchasing their own docks, putting them in and removing them themselves. Pete advised that the Rum Ridge map only designates a few locations and that it would be inappropriate to allow increasing the number of docks and allowing them anywhere based on individual member preferences. Jack stated that any member may take one of the outlying docks stored at the pavilion to an existed approved location, maintain it as required and returning it to the pavilion before the water level drops around Labor Day. It was recognized that this was a difficult task and that we should continue to find professional assistance to get this job done for the benefit of all members. Wood docks are difficult to handle and maintain and this is why most everyone else has gone to aluminum and synthetic materials exclusively for many years now. An update on seeking a professional dock service will be provided at the annual meeting.

### **Other Business**

Dennis reported that there has been an increase in recreational vehicle traffic on Rum Ridge Road during the evening and nighttime hours and asked the Board for our policy. Jack stated that recreational vehicles (atv's etc.) are permitted but our roads are to get from point A to point B and not for just cruising around particularly after dark.

Dennis also asked about selective Board enforcement of personal property being stored on the Association common land around Wilson Pond. Jack advised that the Board was not involved in a particular example that Dennis noted.

With no further business the meeting was adjourned at 11:45am.  
Respectfully submitted;

Bob Ludwig, Rum Ridge Association Secretary