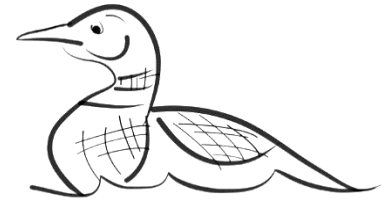


Sounds of the
Loon



**Minutes of the Rum Ridge Association Annual Meeting
July 27, 2019**

The 2019 Annual Meeting of the Rum Ridge Association was called to order by President Jack Sheltmire at 10:22 am on Saturday, July 27, 2019 at the pavilion on Loon Landing Road. Secretary Bob Ludwig determined that there were 41 lots represented at the meeting either in person or by proxy which constituted a quorum. (30 lots represented in person plus 11 proxies. 32 total required for a quorum)

The Board of Directors introduced themselves.

Approval of the minutes of the 2018 Annual Rum Ridge Association were offered by John Lathrop and seconded by Dave Lenkiewicz and were approved by vote.

A detailed treasurer's report was provided by Karen Hopkins covering the activities from August 1, 2018 to July 31, 2019 including an explanation of expenses in the "improvements" line. (report attached.). A motion was made by Blaine Hopkins, seconded by Steve Hinkley to accept the report as read. Passed by vote.

The secretary's report was provided by Bob Ludwig stating there are 95 lots in Rum Ridge. 67 are improved, 28 are vacant, 16 are full time residents, 51 are part time, 6 are known rentals. There are 6 lots for sale. 2 lots have sold since our last annual meeting. 2 building permits were issued by the Board. The Board has had 4 meetings and issued 2 news letters since July 2018. We are sharing Rum Ridge communications via email with all but 6 lot owners saving the association money and providing timelier information than the first class mail alternative. The minutes of all past Board and Annual meetings are posted on our website including pictures of activities throughout the year. (rumridge.com). Tammy Pasetchnik made the motion to accept the report. Passed by vote.

DJ Salmon provided the road report stating two culverts were replaced, 9 loads of gravel were added and ditching continued on Rum Ridge Road. Rum Ridge, Loon Landing and Otter Slide Roads were graded with calcium chloride applied. Future plans include continuing the ditching and servicing additional side roads during the coming year. This is the last year of the plow contract. A new contract request may go out to bid and the expense to future budgets may increase. Mike DeCaprio asked if last year's budget increase went to road maintenance with DJ replying-yes. Russ Gagnon asked how many culverts we had and Bruce Wood replied-67. DJ added that there are many different size culverts and Jack Sheltmire stated that the culvert assessment was going to be a work day assignment and that the cost to replace a culvert is approximately \$1,000. DJ stated that Mike Theriault does most of our road work and cleaning out a blocked culvert is not always an option. Jack stated that DJ has road work experience, Mike Theriault construction is the largest in the area and they are a good team. Mike DeCaprio asked if there are other plow companies in the area. DJ advised that there is a limited number and that we will have a new contract next spring. Jack stated that Ron Jones and Jim Smith were a couple of our plow contractors in the past. Some prior contracts covered 3 to 5 years. Cindy Durrell asked if the contracts

go to bid. Jack replied that they did in the past but only received 1 or 2 bidders. Gordon Myers asked if Rum Ridge was responsible for the condition of the Wilson Stream bridge. Jack advised-no, this was Weyerhaeuser's bridge. DJ stated that only roads within Rum Ridge are our responsibility and that any grading of the KI Road did not come out of the Rum Ridge budget. A motion by Blaine Hopkins was made to accept the road report, seconded by Steve Hinkley. Passed by vote.

Jack Sheltmire provided the Dock Committee report stating the average worker's age was 71. The last estimate he received to replace the wood docks was \$38,000. The status of docks, other than the main dock, will need to be reconsidered in the future. The main dock gets most of the use. The Otter Slide dock was relocated to a better location. The docks are stored under the pavilion to protect them from the weather. Bill Casey is given a small stipend to bring his tractor to Rum Ridge and move the docks to and from the water around Memorial and Labor Day. Al Wickel made a motion to accept the report, seconded by Pete Johnson. Passed by vote.

Dan and Mary Pawluk provided the Trail Committee report stating all trails have dried out, been walked and reposted as required. Thanks to those who provided chain saw support this spring to remove fallen trees. All wood bridges are in good condition. The lake shore trail north of the Grenell Brook trail has some blueberry bushes that could be trimmed back. The storage shed in the parking lot has both blue and yellow spray paint, markers and nails for posting trees. We will continue to monitor and post trails as required into the fall and before the next snow. Jack Sheltmire mentioned that we all can help with trail maintenance and that Dan and Mary should be advised if any maintenance issues are found. A motion was made by Blaine Hopkins, seconded by Steve Hinkley to accept the report as read. Passed by vote.

Jack Sheltmire provided an update on the covenant/bylaw update committee. He stated that research indicated that any change to the covenant would require all lot owners to update their property deed. Bylaw changes can be made and approved by the membership. Barbara Lathrop asked what the difference was between the two documents. Terry Haines provided a brief explanation of some differences. Steve Hinkley made a motion to approve the report, seconded by Blaine Hopkins. Passed by vote.

Karen Hopkins presented the 2019/2020 Rum Ridge Association proposed budget stating that there was no change from the prior budget and that the dues assessment would remain the same. Karen did state that the costs are estimates and that sometimes money may need to be moved from one line to another. The difference between the \$13,950 road maintenance estimate and the \$14,560 actual budget was explained. Tammy Pasetchnik made a motion to accept the proposed 2019/2020 budget as presented, seconded by Jody Ludwig. Approved by vote.

Jack Sheltmire explained that Terry Haines will leave the Board creating a vacancy. Pete Johnson has expressed an interest in joining the Board and is well qualified having served as a past Maine State Representative, member of the school board and commander of the Legion. The floor was opened to other nominations with none received. The motion was made by Terry Haines, seconded by Art Pasetchnik to make Pete a Board member with a full 3 year term. Passed by vote.

Jack Sheltmire advised that the Board has considered the provision to pay an additional amount to the plow contractor for a winter with excessive snowfall as an alternative to paying a higher yearly fee. Sue Smith asked how this provision would work. DJ Salmon explained that if the winter snowfall exceeded a predetermined amount then a payment of possibly \$3,000 would be made to the contractor. The snowfall amount would be tracked by the National Weather Service to remove differences individuals may find with their own measurements.

Jack Sheltmire reminded members that there is a new building application form required for work done in Rum Ridge and that it is available on line at our website. Handouts were also available at the head table.

Jack Sheltmire presented the workday signup projects that included:
Repair street sign posts, inventory culvert status and clean them out as needed, replace the clubhouse front porch, replace the roof on the clubhouse and outhouse, replace the storage shed, add a gable end

to the pavilion and stain, trail work, add a shed roof on the pavilion, water flowers, ongoing outhouse cleaning, dock volunteers.

Jack Sheltmire stated that Crows Corner gets the most snowmobile traffic during the winter as it connects to the trail system. Many of the users were renters with no problems. This past week renters were a problem that required the police to respond and resolve. There are 246 rental properties in Greenville. The Board will discuss in more detail and a committee will be created to establish guidelines for renters. Blaine Hopkins and Al Wickel stated that they live next to rental houses with no problems observed. Jack advised that there have been past problems with renters including shooting guns too close to houses and trails and fireworks after the 10pm noise curfew and that the Board can not enforce violations. Barbara Lathrop stated that troublemakers often do not read about their obligations. Mike DeCaprio stated that Rum Ridge needs to take preventative measures. Trish DeCaprio explained the problem they just experience with tenants at their neighbor's rental house. Steve Hinkley provided some detail of the civil and criminal issues involving these renters. Jack stated we should talk to the rental brokers. Dave Lenkiewicz stated we continue to discuss violations by renters and that we need to post the top 10 rules for them to observe. Trish stated that the owners and agencies market the assets of Rum Ridge to their prospective clients. Renters have been observed to disobey our posted speed limit, spin out on the roadway and abuse common land Rum Ridge land. Jack stated the Board will address these issues.

Jack Sheltmire stated that the picnic committee of Jody Ludwig and Cheryl Brown will organize next year's picnic following our annual meeting as this is a 2 year assignment.

Jack Sheltmire asked that dog owners respect their neighbors and others they may encounter and consider the liability should an interaction occur.

Cheryl Brown presented some of the activities associated with the Friends of Wilson Pond organization. They include maintenance of the primitive campsites, scholarships, training on issues involving the lake, a loon count, etc. and that annual dues are \$10.

Lindsey Bushman thanked the Rum Ridge community for their friendship and support during the past year.

Donna Welsh stated that the visibility crossing the Wilson Pond bridge on the way to town is a problem. Jack Sheltmire advised that he will check with the town to see if they can send a work crew.

As there was no further business to conduct, the meeting was adjourned at 12 noon.
Respectfully submitted.

Bob Ludwig
Rum Ridge Association Secretary

Attachments:
2018/2019 Expense Report
2019/2020 Budget