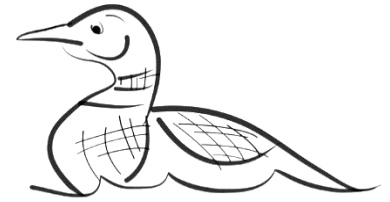


Sounds of the
Loon



**Minutes of the Rum Ridge Association Annual Meeting
July 28, 2018**

The 2018 Annual Meeting of the Rum Ridge Association was called to order by President Jack Sheltmire at 10:22 am on Saturday, July 28, 2018 at the Pavilion on Loon Landing Road. Secretary Bob Ludwig determined that there were 54 lots represented at the meeting either in person or by proxy which constituted a quorum. (30 owners, 24 proxy)

The members of the Board of Directors introduced themselves.

Approval of the minutes of the 2017 Annual Rum Ridge Association were offered by Mike Levinsky and seconded by Blaine Hopkins and were approved by vote.

A moment of silence was held for Board member Mike Bushman who had recently passed away followed by a tribute from Jack Sheltmire for all of his accomplishments and contributions.

Jack thanked the 2018 picnic committee; Dan and Mary Pawluk, Jane Benson and Dave Hartley who have done an outstanding job. The committee offered to provide orientation for next year's committee; Cheryl Brown and Jody Ludwig who had volunteered.

Jack thanked Lou and Diane Harson for posting daily water temperature reports at the clubhouse throughout the summer and for cleaning the outhouse as needed.

A detailed treasurer's report was provided by Peg Wood covering the activities from August 1, 2017 to July 31, 2018. (report attached.)

Jack reported that the Board spent much time throughout the year finding ways to be cost efficient.

Bernie Gordon asked what expenses were in the budget line for "improvements"? Jack stated that these would include unanticipated expenses such as a culvert failure or a hole in the road.

Bob Ludwig provided the secretaries report. Since our 2017 Annual meeting, we have had 5 Board meetings and issued 3 building permits. During this past year, 18 lots have either sold or are currently listed. There are 95 lots in our Association where 15-20 are occupied by full time residents. 67 lots are improved and 28 are vacant. Email communications with lot owners are preferred as they are much timelier and saves the Association the cost of paper, envelopes and stamps. All owners are encouraged to provide an email address and provide new owner information in the event of a property sale.

DJ Salmon provided a road report stating that our winter maintenance contractor, Chris Young, did a good job of keeping the roads safe and accessible. This coming winter will be the last year under his multi-year contract. Summer road maintenance was provided by Mike Theriault Construction who continued ditched then grading and applied 1,200 gallons calcium chloride to much of Rum Ridge and Loon Landing Roads.

Jack Sheltmire provided the dock committee report stating that the work began shortly after the May 7th Wilson Pond ice out. He also reported that a preliminary dock replacement estimate from Hammond Lumber was \$35,824. He had also learned that styrofoam has been banded on certain lakes as float material requiring other float products such as tubs. Dock removal is planned for the week of September 5th as this is the timing for the reduced lake water level. The request for dock committee assistance was made and it was mentioned that Mark Higgins, who is a diver, has offered to help.

Cheryl Brown provided the Rum Ridge Trail report thanking all those that have helped with maintenance throughout the year. She suggested that those with a trail nearby, may wish to "adopt a trail". Markers, paint and brushes are kept in the parking lot shed if needed but please only use aluminum nails when posting on trees. Trails that currently need work include:

- the boardwalk on the lakeshore trail,
- a tree down on the Crows Corner trail,
- a tree down on the Grenell Brook trail,
- a tree down on the East Grouse trail,
- brush on the Partridge Pass trail,
- a tree down on the Bobcat Knob trail,
- and two trees down across the wooded bridge on the Rum Ridge Trail.

Cheryl also reported that trail maps are available and thanked Lindsey Bushman for helping her with the survey.

Jack Sheltmire introduced the 5-10 year strategic road maintenance plan. He stating that since 1973 we have come a long way since the first full time residency was established in 1985. Recent work was simply a band aid approach to making improvements. To develop the plan, both Jack and DJ met with Mike Theriault who is one of the biggest contractors in the area who also services Beaver Cove and Harfords Point. Some cost estimates provided include \$10/road foot. That comes to \$190,000 for 19,000 feet of roadway. Culvert replacement can cost \$1,500 to \$2,000. Gravel costs are \$290 for 100' of roadway and 190 to 200 loads of gravel may be needed.

Road use is increasing and there is increased concern with the condition of the roads as it effects property values. Otter Slide Road is one of the heaviest traveled after Rum Ridge Road.

Steve Hinkley stated that in 20+ years he has never seen the roads this wide and that the wideness and wood sticking through the gravel is a sign that the roads are wearing out. Jack agreed that the location of the utility poles now in the roadways and stumps sticking up are indications of the problem. Dave Hartley stated that there are two places on the map that indicate cul de sacs but they are either overgrown or not there. Jack responded that each road will require a different level of work based on the conditions and traffic load. DJ reported that a recent inspection indicates the culvert at Rocky Road has rotted out. Jack also reminded everyone that he believed CA Dean Hospital will continue to provide a road maintenance contribution of \$150 for each of their 5 lots along Rum Ridge Road as they have for the last 3 years.

Peg Wood introduced the 2018/2019 proposed budget based on annual dues increasing from \$350 to \$450 per lot. Details of each line in the budget were provided. (copy attached)

Jack stated that Bill Casey has been bringing the docks to the water and returning them to the parking lot each year. The Board pays him \$250 a year for this service. Jack explained that the proposed budget includes three road gradings by Bill Casey. He would be paid an additional \$250 when performing road grading in conjunction with dock removal spring and fall and \$500 for the mid-summer grading. Larry Rowee has advised us that the roads would benefit from a grading as late in the fall as possible. The additional gradings would ensure the best possible road conditions.

Marilyn Gilbert stated that it did not appear that calcium chloride was applied to all of Rum Ridge Road. Jack replied that some spots were skipped in an attempt to make it last the length of the Rum Ridge Road.

Cindy Durrell stated that the new budget allocation for calcium chloride was a lot of money and Jack replied that the cost was \$2 per gallon.

Jane Benson stated that the condition of Otter Slide Road was fine with DJ responding that each person's perception is different.

Bernie Gordon stated that an assessment of \$1,000 or less per lot may be a better method of financing the needed road work. Jack replied that a one-time assessment would not be enough to pay for the needed work as it is an ongoing process. He could recall only once in the past that a one-time assessment was needed to address a budget issue. Jack mentioned that he has learned that the Burnt Jacket Association dues are \$1,000 and that one of our lot owners pays \$150 per month at another association location.

Bernie Gordon stated that the need for the additional money is there but asked that an assessment be considered.

Marilyn Gilbert stated that 3 lots on Crows Corner are being worked on and the contractors are tearing up the roads and creating mud when it rains. Jack mentioned the idea of assessing contractors. Blaine Hopkins stated that when all of the work is completed, he will have his contractor gravel and grade the road around September 1st.

Tim Keiter stated he was impressed with the Board and the proposed budget and what they are attempting to accomplish.

Jack asked for a motion to approve the budget with an increase in the annual lot dues from \$350 to \$450. The motion was made by Ken Jobe and seconded by Bernie Gordon. A hand vote indicated most approved (representing 43 lots) with 2 opposed votes (representing 11 lots). The motioned passed.

Jack stated that the Board election terms for the both Peg Wood and himself were up and that they both wished to run for reelection to another 3 year term. A vote was conducted with most all approving and none opposed.

Jack asked if there was a preference for the annual Rum Ridge Association work day to be either Saturday 10-6-18 or Sunday 10-7-18. The majority favored Saturday 10-6. Bernie Gordon stated that his son Daniel will assist once again.

Jack stated that renters are often the reason for complaints received. He stated to all that every lot owner that rents must understand that they are fully responsible for the conduct of their renters in Rum Ridge.

Marilyn Gilbert stated that she understands that a new lot owner on Crows Corner will use the property totally for rental use and that we should educate him.

Mike De Caprio stated that after 19 years, he still does not know who is a renter.

Jack replied to all that we will make every effort to educate lot owners to their responsibilities that include the conduct of their renters.

Jack reported that the Rum Ridge Association covenants go back to 1972 and that there are many reasons to look them over. One example includes construction methods that did not exist prior such as metal chimneys.

Both Anita and Bernie Gordon responded that technology has changed and that a review is absolutely needed and made the motion to conduct the review.

Dave Hartley second the motion to conduct a review.

Jack stated that anyone interested in working on the committee, to review the covenant and bylaws, should contact him. (Note: the existing covenant and bylaws are posted on the rumridge.com website for everyone's review and comments)

Blaine Hopkins stated that 30 years ago most all lots were nothing more than seasonal camps and he suggested using professional in the review process.

Jody Ludwig suggested that we get feedback from all lot owners on issues in the covenant and bylaws that need to be reviewed.

Jack replied to all that this committee and review will not be Board driven.

Bernie Gordon reminded that the subject of the use of a property as a "B and B" should be covered by the committee review.

Jack stated that he was approached by Kay Johnson representing Friends of Wilson Pond to take a position on the use of jet skis on Wilson Pond. He said that he could not without knowing how the membership as a whole felt. A lengthy discussion followed with various points being raised. Apparently at some point in the past Senator Stern was asked to support a jet ski ban. This resulted in a survey that attempted to quantify the frequency of use, the number of past accidents, use at night and past violations issued. It also asked if anyone would testify at a hearing.

Boat motor horsepower limitations of 90-100 hp were also raised.

The issue of enforcement was brought up and it was stated that the Department of Inland Fisheries and Wildlife went on record objecting to their roll to enforce such restrictions envisioned for Wilson Pond.

Mike Levinsky stated that jet skis currently circle the water by his lot.

Marilyn Gilbert thought that it was the understanding by the Friends of Wilson Pond that the new owners of Wilson Pond Camps would rent jet skis.

Dave Hartley questioned the process of banning activities on Wilson Pond.

Cheryl Brown stated that she believed jet ski citations have been issued.

Steve Hinkley thought that the town would need to pass a law that they would need to enforce if the state did not.

Jack stated that the Board would conduct a survey of Rum Ridge lot owners on these issues in the near future.

Jack asked if it were appropriate to post a sign at the lake stating to "swim at your own risk". The motion was made to do so by Dave Hartley and seconded by Cheryl Brown. The motion was approved by vote with posted locations to be determined by the Board.

Jack stated that liens have been placed on properties where dues have not been paid. He proposed a \$100 administrative fee be added to the annual dues for any payment received on or after the first of January.

A motion was made by Bernie Gordon to approve the \$100 administrative fee and seconded by Jane Benson. The motion was passed by vote.

Bernie Gordon asked Jack what was the issue with the fraudulent use of Association emails. Jack explained that someone was emailing Board members making requests under his name although they were not using his email address. Jack alerted the authorities and felt removing email addresses from the website was a prudent step although everyone was welcomed to contact Board members using their email addresses at any time.

Dave Hartley stated that there is a need for new canoe racks and that he has the materials to build it.

Jack stated that the existing racks were constructed by volunteers supplying the materials.

Bernie Gordon restated that there is a need for more racks.

Marilyn Gilbert stated that she was questioned by a new owner if the canoes on the racks were there for anyone to use. (they are privately owned)

Cheryl Brown had some good words to say about the goals of the Friends of Wilson Pond organization including water testing and the campsites maintenance by Mike De Caprio.

Motion to adjourn the meeting by Steve Hinkley. Vote was unanimous.
1230pm

Respectfully submitted.

Bob Ludwig
Rum Ridge Association Secretary

Attachments:
2017/2018 Expense Report
2018/2019 Budget