RumRidge

RUM RIDGE ASSOCIATION
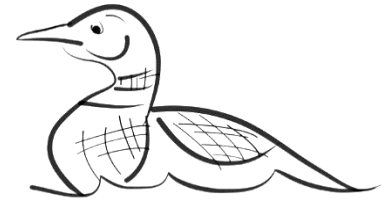**A MAINE WOODS COMMUNITY**

Moosehead Country, Maine

Sounds of the Loon

Rum Ridge Association Board of Directors Meeting

Date: July 30, 2022
Time: 4:18 pm
Place: Loon Landing Pavilion

In attendance:
DJ Salmon-President
Maureen Hopkins- V. President
Debbi Webber- Treasurer
Bob Ludwig-Secretary
Jody Perry- Board Member
Bill Casey- Board Member
Peg Wood- Board Member

Other Association members attending:
Blaine Hopkins- lot 24
Jolene Staruch- lot 85
Bruce Wood- lot 90
David Japikse- lot 52
Marie Casey- lot 6
Mike Levinski- lot 91

DJ called the meeting to order at 4:18 pm and determined that we had a quorum.

The Rum Ridge Association had just completed their annual meeting where Debbi Webber and Jody Perry were elected to replace Karen Hopkins and Pete Johnson as Board members.

DJ stated the meeting was called to elect officers for the following fiscal year, to review the Association winter plow contract specs and determine how to move forward with a budget approval.

Election
DJ Salmon, Maureen Hopkins and Bob Ludwig were nominated to continue with their current positions of President, V. President and Secretary, respectively. All Board members voted yes.

Debbi Webber was nominated to the position of Treasurer to replace Karen Hopkins with all Board members voting yes.

Plow Contract
Mike, Jolene, Bruce and David attended to provide input on the existing Rum Ridge Snow Removal Contract 2022-2025.

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The group made suggestions with the paragraph # in the contract spec noted for reference. The Board response then follows.
Paragraph:
1. Eliminate plowing on the KI Rd. as it is already under contract by others.
This has always been in the contract and it is our Associations responsibility.

3. Suggest to contract for 1 year only.
It is the Board's decision to accept year 2 and/or 3 and this is a good option to have.

4. Suggest changing the 2" start to plow and a 24' plowing width to different specs.
The contractors will know best how to handle this requirement based on conditions.

4a. Change from immediately push back shoulders and intersections to with 24 hours.
That change may be possible.

4b. Change sanding/salting to commence immediately when slippery to within 24 hours.
That change may be possible.

4c. Change immediate push back banks and intersects to within 24 hours.
That change may be possible.

5a. Why ¾" maximum gradation of the sand? Is there no minimum grit size?
The main concern is larger rocks that could cause damage.

5b. Why a specific sand/salt mix?
This is done by all contractors to keep their sand pile from freezing.

8a. How is payment determined if a contract is terminate?
Payment would be made based on services provided at the point of termination.

9. Could some duties be occasionally assigned to an assistant for work not normally done and what insurance would that party require?
Yes, wording could be added that assignment may be permitted if not performed on a regular basis and that they would need to carry the same level of insurance.

Add a paragraph #14. Contractor vehicles must be registered and insured.
A good point to add if it's not already included in paragraph 6.

Could the Association President signature line be added to the contract?
Yes, we could add contract approval for multiple signatures.

Do we have a plan to finance the additional 9% supplementary payment to the contractor if snowfall exceeds 115" under contract option B?
Yes, the supplementary payment funds would be taken from the summer road maintenance budget line.

Budget
A general discussion followed on the pros and cons of going back out to receive bids since the Association voted to fund the budget at the prior years level. Maureen suggested a special assessment be presented to the membership for the additional amount needed to fund the currently received bid. The Board agreed with that plan of action and would follow covenant guidelines.

DJ asked for a motion to adjourn at 6:37 pm.
Motion made by Bill, seconded by Jody with all in favor.

Respectfully submitted.

Bob Ludwig, Rum Ridge Association Secretary