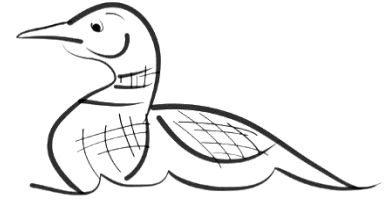


Sounds of the
Loon



Rum Ridge Association Board of Directors Meeting

Date: August 12, 2023
Time: 10:02 am
Place: 13 Crows Corner Rd. Hopkin Residence

Attendance:

Blaine Hopkins	President
Jody Perry	V. President
Debbi Webber	Treasurer
Bob Ludwig	Secretary
Maureen Hopkins	Board Member
Harry Tideswell	Board Member

Also present:

Jolene Staruch	Lot 85
Russ Gagnon	Lot 34
John Lathrop	Lot 27
Larry Drake	Lot 54
Karen Hopkins	Lot 22

Absent:

Bill Casey	Board Member
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Roads

Larry D. and Blaine H. identified 4 trees that needed to come down and required a professional tree contractor. Charles Aucoin Logging was contacted and removed the trees in question. See invoice #2729 dated 8-9-23 for \$1,500.

Blaine reported that the plow contract was signed for the 2023/24 winter with LoConte Properties, LLC for option "B" at \$55,000 with the provision that snowfall in excess of 115" requires an additional payment of \$4,950. The Board retains the right to extend the contract for two additional years at \$58,000 and \$61,000 respectively.

Blaine asked for confirmation from the Board to appoint Bill Casey and Jody Perry as the Road Committee. He also asked that Jolene Staruch be appointed as the ad hoc committee member. Approved unanimously.

It was also discussed that the culvert at Rum Ridge and KI Roads needed to be replaced. Some of that removed pipe may be usable to extend three other culverts that are too short based on the current width of Rum Ridge Road.

Bill C. has a box blade for his tractor and will be able to do several gradings.

Crushed slate can be obtained for \$24/cy delivered. The request was to purchase 30cy for \$720 and have it delivered to the side turnoff by the barrel. This material would be available for spot road repairs allowing for quick fixes between gradings. Approved.

Bob L. suggested that we obtain a rough quote on improving a cul de sac at the end of Otter Slide Road.

John L. stated additional ditching is needed. Larry D. agreed however, suggested that the locations be prioritized.

The Partridge Pass Rd. intersection needs a culvert extension. Other locations that need attention include Rum Ridge Rd by the orange cone, by the "hole" sign, by the Grenell Brook.

Maureen H. mentioned that we should have contracts for summer road work including insurance and indemnification provisions.

Trail Committee

Blaine requested that Harry T., Chad and Stephany Boone be added to the trail committee to assist Dan and Mary P. in their final year on this committee. Approved.

Blaine suggested that Larry D. be assigned to identify dangerous trees that may create a safety issue. Approved.

Pending Building Applications

Blaine provided a detailed history of camp construction in Rum Ridge going back to the simple structures of the 1980's. The history of previous covenant disputes was also discussed with all concluding that common sense must rule in the absence of covenant definitions. Times have changed including new technology such as solar panels.

John L. stated that he was on the Board during previous disputes and that legal advice at that time determined that there was "no teeth for enforcement" in the covenant.

Bob read the new dwelling clarifications provided from the Paradis's on Lot 1. The application was approved unanimously by the Board.

Work Day Projects

Picnic table at end of cove and bench staining,
Repair, repaint/clean Rum Ridge signs along Rum Ridge Rd.,
Tree trimming and brushing at Loon Landing intersection,
Shelves in the clubhouse and general interior cleanup,
Paint barrel,
Build a couple of additional benches for the lakeside trail,
Trail cleanup.
The Board will discuss other projects and materials needed before workday on 10-7-23.

With no further immediate business, the meeting was adjourned at 11:45am.

Respectfully submitted.

Bob Ludwig, Rum Ridge Association Secretary
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