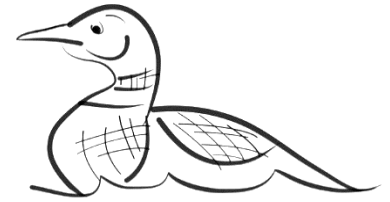


Sounds of the
Loon



Rum Ridge Association Board of Directors Meeting

Date: September 26, 2021
Time: 9:00 am
Place: 14 Otter Slide Rd. Rum Ridge

In attendance:

DJ Salmon- President
Maureen Hopkins- V. President
Karen Hopkins- Treasurer
Bob Ludwig- Secretary
Bill Casey- Board Member
Pete Johnson- Board Member
Absent:
Peg Wood- Board member

DJ called the meeting to order at 9:00am and determined that we had a quorum.

Docks

Bob pointed out that there was an approved motion at the 7-31-21 annual Association meeting to explore the options to expand the dock at Loon Landing and add back outlying docks. There was further discussion on how they would be removed and stored. Bill will review and share his research on docks with legs vs. floats with the dock committee and further discussion with the Board. Pricing of will also be explored for both the expansion of the main dock system and for outlying docks for evaluation by the membership.

Rum Ridge Construction Application

The covenant provides no definitions of how certain limitations should be interpreted. The Board identified this a one reason for inconsistencies in past Board decisions over the 45+ years since the Association has been in existence. It was agreed to add definitions to the current Construction Application.

It was also discussed that we need to stress that Rum Ridge Board approval should be a prerequisite for applying to the town for additional permits. Bob advised that this arrangement has also been discussed and agreed upon by the new Greenville Code Officer.

Karen asked if the construction approval letter has been sent to the owner of lot 37. Bob advised that the final conditions of approval were only met yesterday and that the letter would be send tomorrow 09-27-21.

10-9-21 Association Work Day

Bob presented a list of suggested workday projects including:
Removing trees blocking several trail sections,
Refinishing the picnic table to remove graffiti at picnic point,

Painting all wood picnic tables tops and benches,
Stand the table at the beach on its side for winter storage,
Replace the roof on the clubhouse,
Add a second level to the kayak storage rack,
Dispose of the derelict green canoe,
Add a couple of simple wood benches along the water side trails,
Remove the deteriorated metal cooking grills in 3 locations along the pond path,
Closing the gap under the outhouse doors.

Maureen offered to organize the paint and brushes need for workday.
DJ was concerned with cost overruns if the clubhouse roof was replaced. Karen stated that approximately 5 more bundles of shingles would be needed to re-shingle the roof at \$35 each. Pete offered to donate the additional cost to complete this project. Bill offered to address the green canoe disposal. DJ suggested that reversing the tabletop with graffiti may be an option. He also advised that there are several low hanging branches along Rum Ridge Road that will need trimming. Karen will speak to Blaine to come up with a design and cost estimate for the kayak rack alteration. Supplies will need to be within the budget limits.

Kayak/Canoe Rack Sign

Maureen stated that a sign near the kayak/canoe racks is needed as transients are unaware these are personal property. She will work with DJ to design and obtain this sign for posting.

New Lot Owners

DJ questioned whether we are advising new owners of their Association obligations. Bob stated that there is often an extended time before the Board is even aware that a lot has changed ownership. Once the contact info is obtained, Bob sends them a welcome along with reference to the RumRidge.com website. Specific documents such as the covenant, bylaws, rules and regulations, meeting minutes and maps are mentioned.

Rum Ridge Signage

DJ requested that an additional sign be added to Rum Ridge Road near Rocky's Road where our Association begins. This sign would identify Rum Ridge as a private community for residents and their guest only. DJ and Maureen would work out the appropriate wording and investigate obtaining the sign. DJ requested that an official "no atv" and "no snowmobile" sign also be added at this same location advising those from outside of Rum Ridge of the restrictions.

Zoom Board Meetings

The option of having Board meetings transmitted on the internet via zoom or an equivalent was discussed. Inconsistent internet speed was one problem and unfamiliarity by others was a concern. The addition of fiber optic supplied internet currently being brought to Rum Ridge will offer better internet reliability.

Electronic Collection of Association Dues

A discussion of the pro and cons of designing a means for lot owners to pay their dues via the internet was discussed. Karen mentioned that some are paid by bank check and even cash. Maureen thought there were some lot owners that would benefit from this option and the possibilities would continue to be reviewed for the future.

Karen stated that dues have been received from 71 lot owners to date. No donation from the former CA Dean lots outside of our Association has yet been received as had occurred in the past.

With no further business, a motion was made by Bill, seconded by Pete to adjourn the meeting at 10:45am.

Respectfully submitted;

Bob Ludwig, Rum Ridge Association Secretary
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