



Moosehead Country, Maine

RUM RIDGE ASSOCIATION  
A MAINE WOODS COMMUNITY

## Rum Ridge Association Board Meeting Minutes

February 17, 2018

10 am

18 Deer Run Road, Sheltmire residence

Jack Sheltmire, President	present
DJ. Salmon, Vice President	present
Bob Ludwig, Secretary	present
Peg Wood, Treasurer	present
Mike Bushman	present
Karen Hopkins	present
Russ Gagnon	absent

Also present:

Bruce Wood, Lot 93

Patti Sheltmire, Lot 11

The meeting was called to order at 10 am by president Jack Sheltmire.

### Open Points from 2017 Annual Association meeting

At the July 29, 2017, Annual Rum Ridge Association meeting it was requested by Bernie Gordon that the Board review issues related to renters. The Board discussed the posting that is currently on our website "Information for Rum Ridge Visitors and Members. It was suggested that the Off-Road Vehicle Guidelines that were distributed at the July 31, 2010 Annual Association meeting be posted on the website and included in the Information for Rum Ridge Visitors and Members. It was also suggested that both guidelines be laminated and posted in any Rum Ridge rental houses. Peg stated that during her survey only 5 properties replied that they rent. It was agreed that any renter is a guest of the lot owner and, accordingly, the owner is responsible for any renter/guest violation of the Rum Ridge by-laws, covenant and Greenville laws when within the boundaries of the Rum Ridge Association.

### Expenditures and Outstanding Dues Update

Peg presented the current financial report. Our physical year runs from July 1, 2017 through July 1, 2018. Our budget is \$34,000 of which \$24,817 has been expended leaving an unspent balance of \$9,183. Our income includes full dues payment from 92 lot owners. Lots 25, 41 and 55 are partially or not paid. Donations total \$810. (The financial report details are attached.)

DJ suggested that a lien be filed on lot 41 as the property is currently listed as "sale pending" by Century 21. Jack will follow up with Century 21 and file the lien with the County Registrar of Deeds.

Mike suggested that we cash in our \$5,000 Certificate of Deposit as the interest is only a few dollars a year. A discussion followed that this money must be held in reserve for any unanticipated Association emergency such as a road failure or road blockage due to a windstorm.

### **Lots Sold or for Sale**

It was identified that 10 lots are believed to be currently on the market or were recently sold including Lots 2, 7, 8, 18, 24, 32, 41, 56, 74, 85.

### **Outstanding Building Permits and Requests to Build**

Karen presented the new house plans that she and Blaine wish to build on their current lot 22. The plans were reviewed in detail and found to be compliant with the Rum Ridge covenant. The question came up on the future status of the existing dwelling on the lot. Karen explained that at no time will the old and new dwelling be habitable. Blaine had discussed this same concern with Jack Hart, Greenville Code Officer. Upon completion of the new dwelling, the existing dwelling will be demolished to comply with both the requirements of Greenville and the Rum Ridge covenant. The motion was made by DJ and seconded by Mike to approve the plan. Approved by vote 5 yes, 0 no, 1 abstain (Karen), 1 absent. Jack will send a letter to Jack Hart advising him of the Boards decision.

The status of the dwelling application submitted for lot 21 to the Board and approved October 2008 was discussed. Jack offered to check with Jack Hart, Greenville Code Officer, to determine the status of the dwelling construction that should have been completed within 1 years after approval according to the covenant.

### **Summer Road Maintenance Program/Dues**

Mike presented estimated costs to perform road maintenance including adding gravel, ditching and grading. A discussion followed that our current maintenance budget of \$5250 only permits repairs on a short section of Rum Ridge Road similar to the ditching work performed on the first section last spring. Jack recommended that this budget line be increased from \$5,250 to \$9,050 for future budgets. This additional amount will allow increased ditching, grading and gravel to rebuild the road system.

The need for a budget line as a reserve for unpaid dues was also identified. Jack recommended placing \$950 in this new line for future budgets. The problem identified is "cash flow" as bills come in before the last of the lot dues are paid.

A discussion followed that the annual association dues would need to be raised from \$350 to \$400 per lot to fund both the additional road improvements and the line reserved for unpaid dues. It was further discussed that this represents a 14% increased that is a significant increase in one year. The Board decided to present the dues increase proposal with justification at the 2018 annual association meeting.

### **Off Road Vehicle Policy**

It was discussed that a variety of off road vehicles use the Association road network including atvs, snowmobiles, golf carts, etc. While Rum Ridge is a private community, safety and respect for the residents should remain the concern of the Board. A copy of the Maine state laws was reviewed as it would pertain to non-private lands. The Off-Road Vehicle guidelines distributed at the July 31, 2010 annual association meeting was also reviewed. It was decided to post these guidelines on the website and make them available at the next annual association meeting to reinforce the Boards priority for safety and respect to all owners.

**Other Business**

Pete Johnson (lot 77, 78) requested permission to construct a temporary dog pen fence. Pending recovery will restrict his ability to walk the dog. Approved by vote 6 yes, 0 no, 1 absent with the condition that it be removed within a year's time.

Jack Sheltmire (lot 11) requested permission to tap select trees for maple syrup as he has been allowed in the past. Approved by vote 5 yes, 0 no, 1 abstain (Jack), 1 absent.

Adjourned 1248 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bob Ludwig", written in a cursive style.

Bob Ludwig  
Rum Ridge Association Secretary

Attachment- (2-17-18 Budget Report)

Budget Item	2017-2018	as of ck #505	
		Expenditures	Left to Spend
Snow Plowing	\$24,670	\$22,202	\$2,468
Road Maintenance & Improvements	\$5,250	\$15	\$5,235
Tree Trimming	\$0		\$0
Docks	\$700	\$250	\$450
Property Tax	\$1,150	\$1,134	\$16
Insurance	\$665	\$649	\$16
Admin/Office Supplies	\$200	\$132	\$68
Legal	\$100		\$100
Income tax	\$15		\$15
Annual Meeting/Picnic	\$350	\$321	\$29
Electrical Service	\$200	\$114	\$86
Improvements	\$700		\$700
<b>Budget Total</b>	<b>\$34,000</b>	<b>\$24,817</b>	<b>\$9,183</b>
<b>Checkbook Balance Total</b>	<b>\$12,230</b>		
unspent PAV donations	\$98		
<b>Checkbook Balance (w/o PAV)</b>	<b>\$12,132</b>		
<b>Outstanding dues</b>	<b>\$950</b>		
92 lots @ \$350 per lot	\$32,200		
late fees	\$10		
<b>Donation</b>	<b>60</b>		
DEAN - roads only	750		
	<b>\$33,020</b>		