

**Board of Directors  
Minutes of Meeting  
9 July 2016**

Members Present: Mike Bushman, Bill Casey, Russ Gagnon, Terry Haines, DJ Salmon, Jack Sheltmire

President Sheltmire called the meeting to order at 2:10 pm. A vote to approve the minutes of the May 14 meeting was dispensed with as all Board members had approved the minutes by email. Mike Bushman reported that Loon Landing Road had recently been treated with calcium chloride after being graded previously. The road was very dusty after grading, necessitating the calcium chloride application. Jack said that some of the road ditches had filled in and needed to be deepened. Mike said there were areas where ditches were causing trouble and other areas where there were no problems. Contractors doing work on the roads have recommended that ditch work be done. Mike's plan is to skip some calcium chloride applications next year and use the money for ditch work. There was an extended discussion as to the best way to approach this work. The final consensus was to arrange for a day of work and allow the contractor to make the determination of which areas were the priority. DJ thought a day of ditching work would cost about \$1800. Jack said he would prefer to work within the amount already budgeted for next year. Everyone agreed that the roads are in the best shape they have been in for many years, and Jack thanked Mike for doing a great job.

Jack noted that one drawback to having good roads is that some people are driving too fast and endangering walkers and bikers. There was a discussion regarding speed limit signs and the fact that they are ignored by most people. Someone suggested preparing a handout that could be given to members who rent their property, who could in turn give this to renters to make them aware of this problem. Terry said this had been done several years ago and he would locate this document and distribute it to Board members. DJ thought that having road signs prohibiting both snowmobiles and ATVs was overkill and gave the impression that Rum Ridge prohibited these activities when in fact these signs are intended for nonresidents. Several people questioned the sign announcing the annual meeting of the Friends of Wilson Pond. Terry said this had been placed by Cheryl Brown, who has posted similar signs on the KI Road in recent years. Jack thought she should have requested permission, Terry noted that the sign is not on Rum Ridge property.

Jack asked what the members thought the function of the Board was. Terry pointed out that this is spelled out in the Bylaws. Jack said he was concerned with whether the Board should be allowing members to violate covenants and wondered what could be done about it. Terry read the section of the Bylaws (Article 4, Section 3) that spells out the actions the Board can take against members who do not pay dues or otherwise violate any "rule or regulation" of the Association. Mike wondered if voting rights could be suspended for members in violation. Terry said that although this is not mentioned specifically in the Bylaws it could be assumed to be covered under the statement "...other interests of the Association." Terry also noted that the issue of the camping trailer some years ago showed the lack of enforcement power of the Board. The Covenants and Bylaws were apparently not written by lawyers and are vague and

contradictory in some areas. In the case of the trailer, Tom McCormick hired a lawyer who informed the Board that the covenant prohibiting parking campers on lots for more than 14 days per calendar year was unenforceable and he would file suit if the Board attempted to enforce it. The Association relies largely on peer pressure and the goodwill of members to ensure compliance with regulations. This issue will be raised at the Annual Meeting.

The issue of boat storage at the landing generated considerable discussion. There is a boat on the beach that has not been used recently. It is also tied to shore with a rope that crosses the lakeshore trail. A pontoon boat has been left on the dock for a week, and the trailer for this large boat is taking up space in the parking area. Several aluminum boats have been left near the storage racks for years without being used. DJ thought that all boats should be identifiable so owners could be contacted in case of a problem. Jack said there used to be Rum Ridge stickers that were used on vehicles. Terry said he still had a supply of them but they had not been used in many years. Jack noted that someone had moved a picnic table from the clubhouse to the beach and hasn't returned it. DJ thought we should have a sign at the landing spelling out courteous uses of the area. Mike said signs are too numerous now and don't work. Terry said the sign at the launching ramp asking people not to park there has had no noticeable effect, with cars routinely being parked directly under the sign. This is another issue for discussion at the Annual Meeting.

Jack reported that the new owners of the Weston property contacted him to request a dock in back of their house. This now makes three such requests. Jack has told these people that if they buy the materials the Dock Committee will build and locate a dock for them. Terry thought this was a very bad idea. If we allow these members to have docks, we could not prevent every member from locating a dock wherever they want, not just waterfront lots. Rum Ridge would then look like the rest of the lake. Further, these docks will have to be maintained and repaired, installed and removed by volunteers. Right now we have a good group of people who make the work easy, but this may not be the case in the future. These members knew when they bought their property that they did not own the waterfront and could not have a private dock. Mike said that anyone could build a dock so long as it did not touch land as the Association does not own the lake water or bottom. Terry thought it might be a good idea not to point this out to people if we don't want a proliferation of docks.

Jack noted that there has been a very poor response from members regarding picnic attendance and proxies. This is making it difficult to plan food purchases and to ensure we will have a quorum for the meeting. Terry said this is not unusual and that when Fran was picnic chair we did not send out such a notice because the response in previous years was so poor. Jack asked if Terry would send out an email reminder and Terry agreed to do so. The pavilion is nearly complete and Jack said he wanted to recognize contributors at the Annual Meeting. This will be an agenda item. There is a need to put some gravel under the pavilion to fill in the irregularities in the surface. DJ and Mike thought a 16 yard load would be sufficient. Bill volunteered to spread the gravel. There was a discussion regarding a Work Day this year. DJ wanted to know if there would be one and when. Jack thought October would be the best time. Russ said he was having surgery and would not be available in September and October. There may be some small jobs, such as trail work, that could be done the Sunday after the meeting. Jack thanked the Board

members for their participation in the Association, and several Board members thanked Jack for his work as President.

There being no other business, adjournment was moved by Russ, seconded by Mike and approved unanimously. Meeting adjourned at 4:10 pm.

### **Addendum**

The Board convened briefly following the annual meeting on July 30. All members were present. The Officers agreed to continue to hold their positions for the next fiscal year. Peggy Wood suggested that she could incorporate the question concerning whether a property was rented into the dues letter. The members all thought this was a good idea. Meeting adjourned after this decision was made.