

Minutes of the Rum Ridge Annual Meeting July 29, 2017

The 2017 Annual Meeting of the Rum Ridge Association was called to order by President Jack Sheltmire at 10:15 am on Saturday, July 29 at the Pavilion on Loon Landing. Secretary Terry Haines determined that 53 lots were represented at the meeting, in person or by proxy, which constituted a quorum. The members of the Board of Directors introduced themselves (Russ Gagnon was absent due to a family emergency). Next, the draft minutes of the 2016 annual meeting were considered for approval. Terry Haines announced that there was one correction to the minutes as presented. Bernie and Anita Gordon were omitted from the list of contributors to the pavilion. With this correction approval of the minutes was moved by Bernie Gordon, seconded by Fran Haines, and approved unanimously.

In his President's Remarks Jack again thanked the contributors who made construction of the pavilion possible. In addition to meetings the pavilion is used to store docks and picnic tables for the winter. Jack thanked Lou and Dianne Harson who stained docks, picnic tables and benches last fall. A few docks not treated last fall will be done this coming fall. Jack announced that the traditional Sunday work day was again being postponed until the fall. This allows members to enjoy the summer weather. Jack noted that anyone can clear trails at any time. Jack thanked the members who removed their boats from the storage racks for the winter. Next he noted that three long-term members had passed away during the year: Tim Bernard, Helena Johnson, and John Wentz. He asked for a moment of silence in recognition of their passing.

In her Treasurer's Report, Peg Wood noted some minor changes in the numbers presented in the handout. As the result of certificate of deposit interest and additional dues payment from a member on a time payment plan, total income for the year to date is \$37,963. Although there were cost overruns in some categories, other categories were under budget so that the Association stayed within the budgeted amount for the year. Jack thanked Peg for an excellent job and noted that the Board tries to be as efficient as possible. As a result, this was the third consecutive year that dues have remained the same. However, the time will come when an adjustment will have to be made. Bernie Gordon asked what expenses are considered improvements. Peg said these are normally expenses not covered in other categories. Jack said the clubhouse will soon need a new roof, which would be paid from improvements.

For the Secretary's Report, Terry Haines said that three lots had changed hands this year, and one building permit had been issued for construction of a dwelling on one of these lots. Two newsletters were published during the year. Most members now receive their newsletters via email, which is cheap and more timely than postal mail.

Mike Bushman presented the Road Committee Report, noting that the past winter was an old-fashioned winter with lots of snow, resulting in the longest snowmobile season in 12 years. Roads were graded in the spring by Bill Casey at no cost to the Association. Roads were graded again the third week in June, to miss the normal rains in early June, and calcium chloride was applied to select roads. Despite frequent rain in June, the roads remain in excellent shape. Road ditches will be cleaned out later this year. The plan is to continue the present system next year, with the possible addition of more gravel to some roads. The KI Road from the bridge to Rum Ridge Road is now owned by Weyerhaeuser Corp. and they are maintaining it. This company has a history of requiring users to help pay for the maintenance, and may request a contribution from Rum Ridge in the future. Weyerhaeuser does not plan to apply calcium chloride to this section of road.

Jack mentioned that the Rum Ridge road system was 45 years old. Maintenance had been deferred for a long time and we are now playing catch up. The hospital is now contributing to road maintenance as they own several building lots on the section from the KI Road to the barrel. The greatest need in Rum Ridge for the next ten years is to work on the roads to bring

them back to the original condition. We now have more traffic on the roads, and speeds are increasing. Dave Hartley asked if the Appalachian Mountain Club was contributing to maintenance of the KI Road. Jack said that work on the road last year was paid for by AMC.

Reporting for the Dock Committee, Jack said the docks are in good shape and there has been a good turn-out of volunteers to install and remove them. In the near future some anchors and anchor chains will need to be replaced. He reminded members that the outlying docks had to be removed in early September due to the annual draw-down of the lake.

Cheryl Brown presented the Trails Committee report. She said she will post a new list of trails needing work at the Clubhouse because some of the items in the printed report had been dealt with. She thanked Terry Haines and Dave Hartley for their work in keeping the trails clear. She also thanked Jane Benson and her dog for helping her survey the trails. Jack mentioned that the new notice boards at the Clubhouse were donated by Dennis and Cindy Durrell.

The proposed budget and dues for 2017/18 was presented by Peg Wood. She noted that there were minor changes in some categories but that the total budget, and therefore the dues, was unchanged from the last three years. Lynda Sheltmire moved to approve the budget as presented, Steve Hinkley seconded, approved unanimously. Terry Haines reported that there were four vacancies on the Board of Directors. The terms of himself, Russ Gagnon, and DJ Salmon were expiring. In addition, Bill Casey resigned his Board position and there are two years remaining in his term. Terry nominated Russ and DJ for new terms on the Board, seconded by Jack. Al Wickel nominated Bob Ludwig for the remaining three year term, seconded by Steve Hinkley, and Steve nominated Karen Hopkins for the two year term, seconded by Jane Benson. Bernie Gordon moved that nominations be closed, seconded by Cheryl Brown. The vote to approve the nominees was unanimous.

Cheryl Brown thanked Terry Haines for his 12 years of service on the Board, and presented information on the local land trust, Friends of Wilson Pond. Flyers and newsletters are available from her. The trust participates in surveys of water quality and threats to the quality of the ponds. Jack noted that Rum Ridge was the first planned community in Maine and was designed to preserve the quality of the environment. Marilyn Gilbert reported that she has had trouble with dogs left alone all day and barking continuously. She has also had dogs confront her while walking with her dog. Jack reminded members that dogs must be under the control of owners by State law. He has talked with some owners of problem dogs and some improvements are being made.

Bernie Gordon raised the issue of rental of property in Rum Ridge. The Covenants specifically allow property to be rented and this cannot be restricted, but he is concerned that the vacation rental business will increase dramatically with the advent of internet services such as AirBnB. Issues such as speeding, dogs, and rowdy behavior are likely to increase. He asked the Board to consider collecting information on who rents property in Rum Ridge so that they can be contacted in case of a problem or damage. Jack said there would be privacy issues in collecting such information. He has previously negotiated an agreement with the Town Planning Officer such that the Town will not issue a building permit until the construction has been approved by the Rum Ridge Board. Perhaps he can negotiate something similar with rental agencies. Bernie asked why there would be privacy issues. Jack responded that hotels and motels will not give out personal information on their guests. Peg noted that she had requested information on which members rented their property in the last dues statement, and only five members reported that they did so. DJ wanted to know now we would separate renters from guests. Cheryl said that the information sheet for guests that was prepared several years ago is now available on the Rum Ridge web site. Jack thought that the Board should review and possibly update this information.

Steve Hinkley said his daughter's significant other was a forester for Weyerhaeuser and that this company would probably be more proactive in restricting access to their road system.

There have been problems with ATVs not yielding to logging trucks. The company has removed culverts to prevent access to some roads in other areas where they operate.

Jack asked if there was any other new business. Hearing none he entertained a motion to

adjourn the meeting. Jill Johnson moved adjournment, seconded by Marilyn Gilbert, vote was unanimous. The annual meeting was adjourned at 11:45 am.

Budget 2016-2017		Budget 2017-2018	
Snow Plowing	\$24,670	Snow Plowing	\$24,670
Road Maintenance & Improvements*	\$5,250	Road Maintenance & Improvements*	\$5,250
Tree Trimming	\$0	Tree Trimming	\$0
Docks	\$800	Docks	\$700
Property Tax	\$1,050	Property Tax	\$1,150
Insurance	\$865	Insurance	\$665
Admin/Office Supplies	\$200	Admin/Office Supplies	\$200
Legal	\$100	Legal	\$100
Income Tax	\$15	Income Tax	\$15
Annual Meeting/Picnic	\$350	Annual Meeting/Picnic	\$350
Electrical Service	\$200	Electrical Service	\$200
Improvements	\$500	Improvements	\$700
Budget Total	\$34,000	Budget Total	\$34,000

*Includes \$750 CA Dean contribution earmarked for road maintenance.