

Board of Directors
Revised Draft Minutes of Meeting
10 October 2016

Members Present: Mike Bushman, Terry Haines, DJ Salmon, Jack Sheltmire, Peg Wood

President Sheltmire called the meeting to order at 10:10 am. A motion to approve the draft minutes of the July 9 meeting was made by DJ, seconded by Peg, approved unanimously. Peg then distributed a budget update print-out. Of the \$34,000 budgeted for this year, \$2507 has been spent, leaving \$31,493 to be spent. Dues have been received from 71 lots to date, an income of \$24,850. This, with carryover from last fiscal year, leaves a balance on hand of \$25,472. There is also a surplus of \$98 in the pavilion budget, added to the above gives a checkbook balance of \$25,570. This is sufficient to cover snow removal expenses. Peg said she will send out a reminder notice to delinquent members this week, and will start to charge late fees after the end of October. DJ asked if there were any delinquent members she was concerned about. Peg said Ross Sullievan (lot #24) was always a concern. There is also a rumor that Jim Burrus (lot #89) has had a stroke, and his status is unknown. Most others are expected to pay eventually, some by monthly payments. Peg also said there is a web hosting fee of \$400 due this year (\$130 per year payable in advance for 3 years). She proposed to personally front the money for this and recoup it at \$100 per year. DJ suggested that a line item be added to the budget to cover this expense. Terry pointed out that there is carryover money from last year that is not earmarked in the present budget that could be used to cover the present amount due. Peg agreed that this would be a good solution.

Mike reported that the roads do not need to be graded this fall, so the money budgeted for this can be used for maintenance next spring. He has arranged for the contractor to spend 8 hours clearing ditches next year. Jack asked what would be done with the material removed from the ditches. Mike wasn't sure but the material is mostly fines and cannot be used on the road. Jack wondered if this material could be disposed of on Rum Ridge property to save haulage and disposal costs. Mike will check into it.

Jack reported that the docks have been removed for the year, some covered with tarps and some under the pavilion to be stained. Lou and Dianne Harson are doing the staining. All expenses have been paid. There was some trouble removing the Otter Slide dock, which got stuck on rocks when the lake level went down quickly. It may be possible to cast new anchors and move this dock to a less rocky area.

Terry noted that the Board is short a member with the resignation of Bill Casey, and that the Board has the option of appointing a replacement. Alternatively, another election (for a 2-year term) could be held next year. Jack thought this was the best option. Terry also noted that the terms of Russ, DJ, and himself expire at the end of this fiscal year, and that it was his intention to retire from the Board at that time. Mike wondered what we would do if there were no volunteers to fill these positions. Jack said it is the same people who show up for work days and they are getting old. DJ wondered if there could be a dues surcharge for members that don't participate.

Under new business, Jack said that he had a Shoreland Zoning plan for his property that he wanted to implement to reduce mold on his house. He distributed copies of the plan and moved that the Board grant him permission to do so. He said that the Shoreland Zoning act superseded the Covenant restriction (article 14) that prohibits cutting live trees greater than 4" diameter. Terry said this is not correct and that the Association can institute stricter regulations on its property, and that members of the Association are required to follow the Covenants. Jack said the Board had the power to override the Covenants. Terry disagreed, saying that the Board had received a legal opinion during the controversy over Tom McCormick's camper that the Covenants are part of the property deeds in Rum Ridge and can only be changed by unanimous consent of all members. DJ asked if anyone had seen what Jack proposed to do. Terry said he had seen the flagged trees, including some on common land. Jack said cutting trees on common land was permitted by the plan and necessary to provide air flow around his house. Terry said Jack didn't own the common land, and cutting trees there would be the same as if he went onto a neighbors land and cut trees to improve his property. DJ asked Terry if Jack could vote on his motion. Terry said he was not aware of any Covenant or Bylaw that required Board members to recuse themselves from votes that affected themselves, but that personally he thought it would look bad. Mike wondered how this would apply to lots that were not in the Shoreland Zone. He was concerned that members would see this change as permission to clear their own lots. DJ said he would prefer that tree cutting be done under the terms of the Shoreland Zoning act rather than have people cut trees as they wished, as had been done by some people in the past. He also noted that there are numerous violations of Covenants existing not that the Board has no power to correct. Further, the Board had approved the installation of solar panels on the roof of the Harson's house in violation of the reflective surfaces prohibition in the Covenants. Mike and Peg said that the state did not consider solar panels to be reflective surfaces. Mike said if the violation of the tree cutting Covenant was approved the no Covenant could be enforced and Rum Ridge would soon look like the rest of the Wilson Pond shoreline. Peg said that any change in Covenant restrictions should be written into the Bylaws and that she was opposed to any tree cutting on common land until it was determined if the Bylaws could be used to require members to use the Shoreland Zoning regulations for any legitimate air circulation concerns. She is opposed to cutting trees on common land to improve views.. Jack's motion did not receive a second and was not voted on.

DJ had to leave for a medical appointment and in order to bring this discussion to closure he moved that Jack be permitted to cut four large trees on his property to improve air flow. Peg seconded, and the motion was approved by a vote of 4 in favor, one opposed. Jack moved the meeting be adjourned, seconded by Peg, approved unanimously. Meeting adjourned at 11:30 am.