

Rum Ridge Board of Directors Meeting

Date: October 7, 2017
Time: 230pm
Place: Loon Landing Club House

In attendance:
Jack Sheltmire President
DJ Salmon VP
Peg Wood Treasurer
Bob Ludwig Secretary
Mike Bushman
Karen Hopkins
Russ Gagnon
Dan Boudreau Resident, Lot 92

Jack Sheltmire, Board President, called the board meeting to order at 230pm October 7, 2017. New resident Dan Boudreau, lot 92, introduced himself and asked if he could sit in to learn more about the association.

Jack expressed thanks to the 25 residents that participated in the annual work session that occurred earlier in the day, that a lot had been accomplished including trail and roadway trimming and staining the docks. New projects would be put on the work list for 2018. Jack also expressed thanks to Jane Benson and Mary Pawluk and their assistants for organizing the morning refreshments for the group.

Peg reported that 26 of the 95 lots had not yet paid their annual association assessment for 2017/2018 that was sent out in August to all members and posted on the website. Three donations had been received that included the \$750 negotiated amount from C. A. Dean Hospital. The other two donations included \$60 from the Pike family and \$300 from the Hopkins family. Jack provided a background on the C.A. Dean Hospital lots stating that even though they are not part of Rum Ridge, they agreed to pay the association a road maintenance fee of \$150 for each of their 5 lots that border Rum Ridge Road. Peg continued her treasurers report stating the 2017/2018 budget is \$34,000. As 10-7-17, expenditures totaled \$2,221 for several line items that included our annual property tax and annual insurance bills.

DJ asked if we could sell C. A. Dean Hospital and the Pike family of Rocky's Road, Rum Ridge memberships for an amount to be determined. Such membership may make the hospital's vacant lots more desirable to attract resident doctors which was the hope of the hospital when they purchasing the properties. A discussion followed on the pros and cons of selling memberships.

Jack reported that the association roads were 45 years old and showing signs of wear. He asked if Mike and Bob could meet with Mike Theriault before the winter for advise on how to improve the road base. The expectation was that a multi-year financial improvement plan would be required.

Mike reported that good roads require a strong base, with a crown and ditches. He had spoken to Weyerhaeuser about the condition of the KI road and was advised that they likely would be looking for money from Rum Ridge in the future. Luckily, no request for money has yet been received.

Jack stated the association should have funds in a contingency account. That could be established by either raising the annual membership dues or issuing a one time special

assessment. DJ suggested that the selling Rum Ridge memberships would be an alternative method of raising funds for a contingency account. Jack felt that asking for more money from C. A. Dean Hospital may jeopardize the verbal agreement that existed for the money they are currently paying.

Jack stated the the date for the May 2018 next Board meeting will be announced in the future. A motion was made by DJ to adjourn the meeting, seconded by Mike.

Respectfully submitted,
Bob Ludwig, Association Secretary