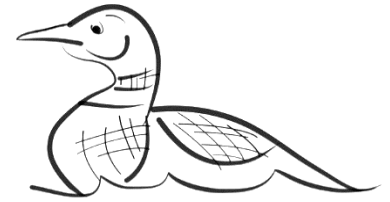


Sounds of the  
Loon



**Minutes of the Rum Ridge Association Annual Meeting  
July 30, 2022**

The 2022 Annual Meeting of the Rum Ridge Association was called to order by Board President DJ Salmon on 10:10am on Saturday, July 30, 2022 at the pavilion on Loon Landing Road. Secretary Bob Ludwig determined that there were 66 lots represented at the meeting with 42 in person and 24 by proxy which constituted a meeting quorum. (1/3 of our 95 lots must be present in person or by proxy for a minimum of 32.)

Each member present was given the opportunity to introduce themselves to others including the Board members.

The current Board of Directors (prior to the election)(all 7 were present)

DJ Salmon	President
Maureen Hopkins	V. President
Karen Hopkins	Treasurer
Bob Ludwig	Secretary
Pete Johnson	Board Member
Margaret (Peg) Wood	Board Member
Bill Casey	Board Member

**Approval of July 31, 2021 Annual Association Meeting Minutes**

Approval of the minutes of the July 31, 2021 Annual Rum Ridge Association meeting was offered by Blaine Hopkins and seconded by Mike Levinsky with all in favor and none opposed.

**Treasurers Report**

Karen Hopkins provided the Treasurer Report (copy attached) for the period covering August 1, 2021 through July 31, 2022 including expenses and balances in our checking account and certificate of deposit. It was noted that our actual expenses did not include summer road maintenance recently performed as the bill has not yet been received. She stated that in the past we had received a \$750 donation from CA Dean Hospital for property that they owned along Rum Ridge Road. This year only \$500 has been received as it is under new ownership.

**Secretaries Report**

Bob Ludwig gave the secretaries report (copy attached)

There are 95 lots in the Rum Ridge Association. Our lot owners reside in 13 different states with only slightly more than half being from Maine. This is one reason why we strongly recommend providing your email address for Rum Ridge business as it is more consistent than 95 changing mailing addresses. Please provide any change of address or contact information so that we may be able to keep our records current.

We have 18 full time residents and 24 lots are unimproved. 11 lots are generally rentals and 53 lot owners are here part time. Since our last meeting, 6 lots have been sold.

Jones to Wendorf, lot 7 Deer Run.

Sheltmire to Hall, lot 11 Deer Run.

Peterson to Salmon, lot 31 Otter Slide.

York to Rafuse, lot 30 Otter Slide.

Panuncialman to Moizzi, lot 41 Otter Slide.

Datsis to Warner, lot 44 Otter Slide.

There are 7 elected Association Board members that each serve a three year term. An election will follow later in the meeting to fill the open positions for Karen and Pete whose term expires at this time.

Bill Casey term expires 7-31-24

Maureen Hopkins term expires 7-31-24

DJ Salmon term expires 7-31-23

Bob Ludwig term expires 7-31-23

Peg Wood term expires 7-31-23

Karen Hopkins term expires 7-31-22

Pete Johnson term expires 7-31-22

We have received the names of 4 members who would be interested in Board positions including: Debbi Webber, Stacey Vavrek, Harry Tideswell and Jody Perry.

We can add the names of any other interested parties to the candidate list prior to voting later in the meeting.

### **Road Committee Report**

DJ Salmon gave the Road Committee report stating that the summer road repairs have recently been completed by Matt Hall working for Mike Theriault Contracting. No calcium chloride was added but additional road work was performed instead.

Chris Young, our winter road plow contractor, terminated his work in May 2022 after the 2d year of a 3 year contract. He owes us nothing and provided a great service. He just didn't want to plow our roads any longer.

10 potential contactors were contacted and only 1 bid proposal was received.

Blaine H. had casually contacted two of the contractors of the 10 to find that one was too busy and one no longer wanted nighttime work.

A second bid proposal was received a month after the deadline that was \$10k less than the one bid received by the deadline. The second bid was rejected as a normal business practice.

The first proposal (from LoConte Properties, LLC.) was \$173,000 for 3 years. An option B price was provided of \$165,000 for 3 years with the provision that an additional 9% is payable in any year where the snowfall exceeds 115".

The contractor can bid on 3 years, however, it's the Board's decision to accept year 1, 2 or all 3 years of a proposal.

Historically, contracts have been for a 3 year duration, however, the contract with Chris Young was extended 5 additional years.

Maureen H. stated that rebidding could produce more bidders or no bidders.

A question was raised if lot owners could pay their dues monthly. DJ stated that that would be a problem as there would not be enough cash flow. Individuals that have a hardship can contact the treasurer and work out a payment plan.

### **Dock Committee Report**

Blaine Hopkins reported that the docks are holding up well, however, a panel broke loose and sunk in deep water. A new panel was ordered and received. Afterwards, a young diver found the missing panel so now we have a spare. If anyone wants to install a dock at their expense it must be turned over to the Association and it must be available for all members to use. A two section dock runs \$4,500.

A request was made for the installation of more cleats that Blaine advised should be no problem.

### **Trail Committee Report**

Mary and Dan Pawluk provided a written report dated 7-15-22 advising all trails have been cleared except for a large tree over on the section between Crows Corner and Deer Run Roads. Some trail markings may need replacement. The trails have dried out although a large bridge south of the parking lot on the blue trail is showing its age. Everybody that has helped with trail maintenance was thanked.

Motions were made and seconded to approve the Treasurer's and Secretary's reports in addition to the Road, Dock and Trail Committee reports. All were approved.

### **New Business**

#### **A.) Adoption of Budget and Dues - Fiscal Year 8-1-22 through 7-31-23**

Karen H. presented the proposed 2022/2023 Association budget, (copy attached), of \$71,250 with revenue of the same amount to be raised by lot dues of \$750. Jolene S. of the picnic committee stated that more money is needed as there are more members attending both the annual meeting and workday.

Mattie Hinkley and Jacky Johnston were assigned as ballot tellers to collect, tabulate and report the results for today's voting.

A budget approval vote was held with the results 39 for and 25 against. Since this represented a dues increase, the covenant required a vote of 2/3s of those present in person or proxy and voting to approve the increase. The budget vote failed as 43 votes in favor is required. A general discussion followed as to the best course of action.

## **B.) Nomination and Ballot Vote for Two New Board Members**

DJ thanked Karen Hopkins and Pete Johnson for their many years on the Board as they have now decided to step down.

The candidates who had expressed an interest in being on the Board included:

Debbi Webber	Lot 12	[47]
Jody Perry	Lot 94	[29]
Stacey Vavrek	Lot 26	[28]
Harry Tideswell	Lot 17	[16]

DJ asked if there were any additional members interested in running for a Board position and there were none.

A ballot vote was conducted with the certified results noted to the right of each candidate's name. Debbi Webber and Jody Perry received the most votes and were elected.

DJ thanked each of the candidates for running and wished the two elected Board members well.

## **Association Board For Upcoming Year 2022/2023 (8-1 through 7-31)**

The 2022/2023 Board members are as follows:

Debbi Webber	term expires 7-31-25
Jody Perry	term expires 7-31-25
Bill Casey	term expires 7-31-24
Maureen Hopkins	term expires 7-31-24
DJ Salmon	term expires 7-31-23
Bob Ludwig	term expires 7-31-23
Peg Wood	term expires 7-31-23

## **Intermission**

A motion was made and approved by Al Wickel to take a meeting break and reconvene at 2pm as it was after noon and the food was ready.

At 2 pm the meeting resumed with further discussions on voting possibilities.

7 additional proxy votes were received during the intermission and their proxy holders asked to vote on those they were assigned. The tally was then 45 for and 26 against. The new total of votes now became 71 meaning that 48 for would represent a 2/3s majority so the budget vote failed again.

## **C.) Docks-Future Plans**

Cheryl B. asked about the future of outlying docks. DJ advised that the plan was to hold off for now pending anticipated budget increases do to winter plowing.

## **D.) Communications**

Association communications will continue via emails as the most efficient and timely method minimizing the need to print and mail information. Please provide updated contact and address information when a change occurs so that we can effectively communicated with all lot owners.

### **E.) Association Workday and Other Improvements**

Association workday will be October 8<sup>th</sup> with a rain date of October 9<sup>th</sup>. All members are encouraged to attend with food and beverages provided. It's also a great way to meet other Association members. DJ also advised that performing tasks can be done at any time where there is a need. It is not limited to just workday.

### **F.) Draft Renting Guidelines Handout**

The handout addresses many of the issues where the renting guests may need to be educated to comply with Association Rules and Regulations. This is for the benefit of others in the community. It was requested that we provide copies of our Covenant and Bylaws to realtors that list properties in Rum Ridge.

DJ explained that the lot owner is responsible and that all of our important documents are on our website that should be referenced on these issues. Jolene requested that another line be added to the guidelines to provide clear instructions on how to locate the rental property. She has had many lost renters at her house. DJ advised that the request can be added.

### **G.) Observe the 20 MPH MAX Speed Limit**

Please be courteous to those that you may encounter along the road.

### **H.) Picnic/Workday Food Coordinators**

DJ thanked Jolene and Peg for setting up, preparing and serving food for the annual family picnic and work days for the last two years.

Marie Casey and Laurie Salmon volunteered to take over for Jolene and Peg as coordinators.

### **J.) Other Announcements**

Cheryl Brown discussed the activities of an organization that she belongs to "The Friends of Wilson Pond" including some of their projects.

Maureen Hopkins announced that she has Rum Ridge logo items in the clubhouse that she wants to offer to anyone that wants them. A donation jar is provided if you wish to contribute.

### **General Discussion on the Budget**

Discussion continued on the best course of action such as revising the plow contract, rebidding or voting on a special assessment to cover the difference between last year's budget revenue and the proposed budget for the coming year.

DJ stated that he would continue to take the middle of the road as he led the discussions. He thanked everyone for their patience and asked the informal question "does anyone wish to change their previous vote". There were no replies.

Maureen H. stated that a special assessment vote could be conducted with 30 days' notice and would require an approval of 2/3's of the voters present or by proxy.

John Lathrop made a motion to approve last year's budget for this coming year 2022/'23. It was seconded and the vote passed by voice vote 36 yes and 6 no.

DJ asked for input on the potential of future electronic voting such as by email. The majority surveyed were in favor of electronic voting and meetings.  
Marie C. thought that would be possible as it has been done by the Maine condo Associations.

Blaine H. made a motion to create a subcommittee to review the current plow contract specs. Dave Japikse suggested that it would be worthwhile to concentrate on the special assessment process.

DJ requested that Bruce Wood, Mike Levinski join and Dave Japikse and Jolene Staruch volunteered to work with the Board as a subcommittee and expected them to attend. He advised that the Board will have a business meeting later that afternoon and the subcommittee should begin their work at that time.

**Adjourn at 3:20 pm.**

With no further business, Mike L. made a motion to adjourn, seconded by Dave J.

Respectfully submitted.

Bob Ludwig, Rum Ridge Association Secretary

Attachments:

2021/2022 Expense Report,  
2022/2023 Proposed Budget,  
2021/2022 Secretary Report