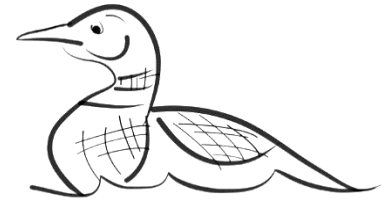


Sounds of the
Loon



**Minutes of the Rum Ridge Association Annual Meeting
July 31, 2021**

The 2021 Annual Meeting of the Rum Ridge Association was called to order by Board President Jack Sheltmire on 10:21am on Saturday, July 25, 2020 at the pavilion on Loon Landing Road. Secretary Bob Ludwig determined that there were 55 lots represented at the meeting either in person or by proxy which constituted a meeting quorum. (44 lots were represented in person plus 11 proxies received = 55 total. A combination of 32 is required for a meeting quorum, 1/3 of 95 lots) (37 lots in person or proxy are required for dues or special assessment approval, 2/3 of the 55 lots represented at this meeting)

The current Board of Directors introduced themselves. (all 7 were present)

Jack Sheltmire-	President
DJ Salmon	Vice President
Karen Hopkins	Treasurer
Bob Ludwig	Secretary
Pete Johnson	Board Member
Margaret (Peg) Wood	Board Member
Russ Gagnon	Board Member

Approval of July 25, 2020 Annual Association Meeting Minutes

Approval of the minutes of the July 25, 2020 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, 2020 through July 31, 2021 including expenses and balances in our checking account and certificate of deposit. We began the fiscal year with a checkbook balance of \$5,103.35 and ended with a balance is \$20,290.47 although the bill for summer roadwork has not yet been received. A special assessment totaling \$27,750 for replacement docks was approved at the July 25 Annual Association meeting with actual cost totaling \$28,419.86. The \$819.86 difference was taken out of the regular budget without exceeding the Dock or Contingency budget line amounts.

Dave H. asked if we could expect to receive CA Dean hospital donations for road maintenance in the future as that lot has now been sold, subdivided and a new driveway being constructed. Jack S. explained the history of how our Association was receiving this donation from this property outside of our Association.

DJ S. asked if there was interest by our membership to offer the amenities of Rum Ridge to the new subdivision lot owners in exchange for receiving donations. Steve H. spoke against this suggestion as it just adds more problems and more people that would also include their guests.

Secretaries Report

Bob Ludwig gave the secretaries report (copy attached) Owners are reminded that we use your Rum Ridge Subdivision Lot # when referring to Rum Ridge business. You likely have two other numbers that may be different; your street number and your Greenville tax map #. A cross-reference list is provided to all.

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 mailing addresses.

We have 17 full time residents and 27 lots are unimproved. Since our last meeting, 10 lots have been listed and 8 sold.

A copy of the Rum Ridge Lot Owner List was provided as a handout as required by the Bylaws. (copy attached)

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.

Jack Sheltmire	term expires 7-31-21
Peg Wood	term expires 7-31-21
Karen Hopkins	term expires 7-21-22
Pete Johnson	term expires 7-21-22
DJ Salmon	term expires 7-31-23
Bob Ludwig	term expires 7-31-23
Russ Gagnon	term expires 7-31-23

Road Committee Report

DJ Salmon gave the Road Committee report stating that the summer road repairs have begun that included adding gravel, grading and calcium chloride for all or part of Loon Landing, Otter Slide, Rum Ridge, Deer Run, Grouse Roost Roads and crushed slate to the pavilion area. Culverts will be inspected during the members workday session. The Grenell Stream culvert was inspected and it is OK. It was noted by our contractor, Mike Theriault, that our roads are in the best condition of any association in the area. Jack S. complimented the work Mike Theriault has done for our Association and added that Bill Casey also has used his tractor to repair pot holes with a box blade in the spring and fall.

Mary P. asked if calcium chloride is applied each year with DJ affirming.

Dock Committee Report

Blaine Hopkins reported that the \$250 per lot special dock assessment was collected, the new docks purchased and installed by Memorial Day. Many members assisted with the anchor placement, dock assembly and final installation. Several hundred dollars of unanticipated cost occurred when we found additional cement anchors would be needed. The docks are holding up well as they ride much higher in the water. Fall disassembly and storage should be much easier than the old wood docks and may actually stay in the water a bit later in the season as a result.

Dave H. asked if any of the old wood docks were retained. DJ explained that they were sold as a package deal including various pieces of debris for \$3,250 as some were in worse condition than others and we did not wish to be stuck with those that could not be sold.

Jill J. stated that her family has purchased two additional boat bumper posts matching the others. They have also added a couple of wood posts to add stability. Jill was thanked for the donation.

Trail Committee Report

Mary and Dan Pawluk reported that many trees had come down on the trails over the winter and it took weeks to clear them. A trail map is available on our website (rumridge.com). Jack S. stated that he needed to remove 30 broken trees on the trail in his area alone. Dave H. gave thanks for the report that his driveway was blocked by a tree while he was out of state giving him the opportunity to hire a contractor. DJ then thanked several members that removed several blow-down trees on our roadways over the winter. Dan and Mary were thanked for their relentless efforts for everyone's benefit.

Recognition of New Association Lot Owners

Jack S. had new lot owners present stand and be recognized. There was applause and many wishes that they enjoy our Association.

New Business

A.) Adoption of Budget and Dues Fiscal Year 8-1-21 through 7-31-22

Karen H. presented the proposed 2021/2022 Association budget, as distributed, that remained at \$48,250 with the dues also remaining at \$500 per lot.

Jolene S. stated that maybe 25% of the lot owners are represented on workday. If dues are \$500, then maybe we should charge \$600 dues for no-shows. Jack S. advised the suggestion will be brought up at a Board meeting for discussion.

Many others stated that they wish to do work projects but are not available on the announced workday. They asked for more than one workday and others requesting a published list of projects that need completion to be done as volunteer time permits. The Board will work on these suggestions.

Jack S. made a motion to approve the proposed 2021/22 budget as presented seconded by Barb R. with all in favor and none opposed.

B.) Election of Board Members

Jack S. advised he would not be running for re-election and that Russ Gagnon who has two years remaining in his term requested to step down leaving three open Board positions. Jack thanked Russ G. for decades of service beginning in 2009 as a board member. DJ thanked Jack S. who has been on and off the Board since the 1980's.

The candidates who had expressed an interest are:

Maureen Hopkins	Lot 59	[39]
Margaret (Peg) Wood	Lot 90 (incumbent)	[38]
Bill Casey	Lot 6	[26]
Jody Perry	Lot 94	[15]
Debbi Webber	Lot 12	[11]
Lance Keef	Lot 56	[8]

Ballots were distributed to each lot owner with recognition for any proxy votes assigned to them. They were then collected and given to two tellers who hold no Board position; a long-time member Dave Hartley and a newer member Eric Hilse. They tabulated in private and returned the votes as noted above in brackets. There was also one write-in ballot for Jack Sheltmire.

Jack thanked each of the candidates for running and wished the three elected Board members well. (Margaret Wood, Bill Casey and Maureen Hopkins.)

Association Board For Upcoming Year 2021/2022 (8-1 through 7-31)

The 2021/2022 Board members are as follows:

Maureen Hopkins	term expires 7-31-24
Bill Casey	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 (filling the remainder of Russ Gagnon's term)
Karen Hopkins	term expires 7-21-22
Pete Johnson	term expires 7-21-22

C.) Docks-Future Plans

Jack S. explained that outlying docks are problematic including their transportation, placement, rocky shoreline and required ramps and anchors. Blaine reported that we just paid \$28,419 for eight 4' x 16' dock sections and the costs would be similar for outlying docks depending on the number of sections utilized. Cheryl B. stated that lots were purchased knowing outlying docks existed. A July 28, 2021 letter from Louise Thayer was submitted requesting outlying docks be again put out due to the increased use of the main dock and the lack of a quiet places that once existed. Louise went on to say that the road conditions have never been better and that the \$14,5600 road budget and \$600 dock budget should be reversed.

Cheryl B. made a motion to have the Board explore replacing the outlying docks, seconded by Mary P. with all in favor and none opposed.

Dennis D. stated that there is a wood swim float chained to a tree along the shoreline closest to Partridge Pass Road and wanted to know the status. Jack S. advised that it belongs to the Association and that it will not be left there. Last year it was put into the lake by lot owners although not this year.

D.) Communications

Association communications will continue via emails as the most efficient and timely method.

E.) F.) Association Workday and Other Improvements

Association workday will be October 9th with a rain date of October 10th. Projects anticipated include putting a metal replacement roof on the clubhouse and building a storage shed. DJ stated that a driveway culvert belongs to the lot owner and it was their responsibility to keep it clean and repair any damage caused if it is blocked.

G.) Lot Owner Responsible for the Actions of Their Guests

This includes lot owners assuring that guests follow the Association Rules and Regulations posted on our website (rumridge.com). Particular attention should be to noise, trash in cans and trash pickup day, dogs (barking, on leashes, and picking up after them), speeding on our roads.

H.) Observe the 20 MPH MAX Speed Limit

The better the roads become the faster the traffic. The Covenant and Bylaws place enforcement of their provisions on each member of the Association. This is a safety matter! It was stated that the delivery services were the worst offenders.

I.) Picnic/Workday Food Coordinators

Jolene S. and Peg W. will continue the assignment for 2022. Other volunteers were requested so that there was continuity of information from year to year. Jack S. thanked Jolene and Peg for preparing and serving the food for the annual family picnic that follows.

J.) Dogs Barking and on Leashes

We met with our insurance carrier who advised that the Association is not responsible for dog bites but it would be the lot owner and dog handler that would be. We have received complaints of dogs relieving themselves on our gravel beach and running at large. Stricter Association rules will be needed if lot owners do not police these issues.

K.) Other Business

Wilson Stream Bridge

Jill J. questioned the Board on the status of the Wilson Stream bridge. Dave H. stated that AMC had an interest in maintenance last year. Lance K. said it was unfortunate that the State of Maine cannot perform maintenance. Jack S. reported that this is Weyerhaeuser's bridge and its maintenance is not the responsibility of our Association. DJ added that the Association is not in the financial position to offer to perform bridge maintenance.

Sledders

Dennis D. asked why a snowmobile ITS State trail runs through Rum Ridge. Harry T. stated that he has observed riders speed by his house on Crows Corner. DJ stated that there is no State trail in Rum Ridge. Some riders especially when lost, come off the lake looking for ways to get back to town. Signs were placed on key roads within the Association directing riders out of our area. No directional sign was placed near the lake or boat ramp and it is marked private. There is a common courtesy in Maine among adjacent property owners to allow access to pass through even if a formal trail does not exist. This has been the case on Lower Wilson Pond for many years. Temporary signs will only be placed as needed.

Winter Plowing

Mary P. inquired who was going to perform the Association winter plowing. DJ advised that Chris Young was still under contract.

Rum Ridge Merchandise

Maureen Hopkins had a table set up with hats, shirts, mugs, tote bags, window decals, pens, key chains and other items designed with the Rum Ridge logo for sale. Any income after expenses would be donated to the Association. Orders can be placed at maureenhopkins78@gmail.com.

Adjourn at 11:53am.

With no further business Mike L. made a motion to adjourn.

Respectfully submitted.

Bob Ludwig, Rum Ridge Association Secretary

Attachments:

2020/2021 Expense Report,

2021/2022 Budget,

2020/2021 Secretary Report

Rum Ridge Property Owner Cross Reference List as of 7-20-20.