

**Beddington Road Maintenance Association
Annual Meeting Minutes
Saturday, June 23, 2018**

Members present:

Peter Anzivino
Steve Carter
George Dowaliby
Mary Guarino
Mary Harmon
Stephen Lee
Lesley Moose
Chris O'Connell

Richard Carter
Fran Dowaliby
Patty Duval
Loren Harmon
Kirsten Lee
Mike McCool
Martha Nangle
Judy O'Connell

Item 1: CALL TO ORDER

The meeting was held at the Beddington Town Hall on June 23, 2017 at 10:00 am and adjourned at 11:45 am.

Peter offered to read the minutes of the 2017 annual meeting. Those in attendance waived the reading. The Minutes from May 27, 2017 meeting are posted on the Association's website <http://www.beddingtonha.com/>.

Item 2: REPORTS FROM OFFICERS

President: Peter Anzivino
Treasurer: Kirsten Lee
Secretary: Patty Duval

Peter offered the following comments:

I have a few issues I would like to discuss, but I will hold them until 'Unfinished Business' and 'New Business.' Now, I would like to take a few minutes to thank all the Officers and Road Committee Members, Kirsten Lee, Patty Duval, Mike McCool, Stephen Lee and David Cole and acknowledge all their hard work and express the gratitude of the BRMA. Their spirit and attitude represent the chief reason why I am optimistic about our future.

The members of the BRMA have all been together now for more than 30 years. We are neighbors and we are friends. Individually, we all have our own goals and our individual properties stretch out for 5 miles of main road, plus numerous side roads stretching deep into the woods in every direction. Our cooperative task of maintenance includes roads touching 3 distinct bodies of water, and that's counting the Southwest Pond complex only once. I wish we had greater participation at the Officer level and this is an issue I believe we need to resolve. Of course, we have too many members that do not pay and that needs to be rectified. But we have a good, decent core of loyal members. Preserving that is the key to a bright future.

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Kirsten provided a financial summary of the association's funds and expenditures.

May 2017 meeting balance	\$5,601.87
Additional 2017 road fees	1,859.90
Additional 2017 administrative expenses	(148.19)
Balance to Kirsten in June 2017	7,313.58
Road maintenance	(1,840.00)
Web updates	(40.00)
Mailing 2 nd 2017 road fee invoices	(50.00)
Bank fees	(30.05)
Property taxes for 3 common areas	(543.58)
Website domain	(174.48)
Road fees collected	10,250.00
Balance June 18, 2018	\$14,893.47

Kirsten asked John Porter, who attended the meeting, for an explanation of the work road work performed from the \$7,400 that was approved in 2017, of which \$1,840 has been paid. John described work that has been completed and other comments. As he has not updated his billing records, he was not able to provide an accounting of what remains from the \$7,400 approved. John advised that brush cutting is needed as well as rock removal on a regular basis to maintain road quality. He described two roads that have been damaged from recent construction work.

- Brian and Suzie's road
- Truck at Peter's place is damaging roads with dump truck

Loren recommended that the Association start to plan for when the bridge over Pleasant River will need to be repaired/replaced. It was rebuilt 4 to 5 years ago and the life expectancy is approximately 10 years. One solution could be to use the same design as the bridge over Canoe River on the west side of Pleasant River Lake. Loren explained that an organization exists that may be a resource for this project. Project SHARE is an organization with a mission to restore Atlantic salmon habitat in Downeast Maine (<https://salmonhabitat.org/>). Their interest is maintaining areas for salmon migration. Loren agreed to contact Steve Koenig, SHARE's Executive Director. Loren will also reach out to the Pleasant River Lake Association to assess their interest in coordinating an approach to this project.

Kirsten and Peter shared information sent via email by David Cole. After the 2017 Annual Meeting, David researched the question of varying road fees by some method that could include length of road by property. David spoke with members from four local associations (Upper Lead Mountain, Pleasant River Lake, Nicatous Lake and Beddington Lake). In all cases, these associations charge equal fees to all members for

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both simplicity and transparency. David recommends that we keep dues as simple as possible and continue charging equal fees per buildable lot to everyone.

Mary Harmon suggested that we provide an explanation of the purpose of the road fees for all members and especially for new members. This could include a list of those roads included in the association with the recent work that has been performed. Kirsten agreed that we could include this information when the minutes are distributed, to avoid the cost of a second mailing.

Both Patty and Kirsten reinforced the value of members providing email addresses. The list of email addresses has increased to close to half of the members.

Patty asked for a volunteer to maintain and update the Association website, to reduce the cost of hiring someone to do that. If no one volunteers, she will learn how to make the updates.

Item 3: REPORT FROM ROAD COMMITTEE

Mike McCoole provided an update for the Road Committee. He clarified that the members had approved \$7,400 in 2017 for road work, and some of that has been used to perform the work.

- Roads that have been graded:
 - Southwest Brook Lane to fork
 - Northeast Bluff Lane to fork
 - Southwest Pond Road to fork
 - Sandy part of road near yurt
- Roads that need work:
 - Southwest Brook Lane
 - Penny Lane
 - Other smaller side roads

Mike explained that George Dowaliby has offered to use his equipment to clear brush from all association roads for \$3,000. That would include cutting at the surface and also vertically with his cutting equipment. The Association would need to ask volunteers to help George to avoid large rocks by walking ahead of his truck and also to remove the brush/tree limbs from the roads and shoulders once cut. ***The members voted to approve the \$3,000.*** Patty emailed to all members with an email address an invitation to volunteer from Peter, who will coordinate the volunteer work with Mike and George. Patty will also reference Peter's invitation to volunteer when mailing the Minutes to members without an email address.

Mike provided Patty with a large map, created by Dalton, that shows all properties in the town of Beddington, including those in the BRMA. Patty hopes to use that map during future Association meetings to help with references to roads more understandable to all.

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Loren agreed to ask the Pleasant River Lake Association about their plans for road work in 2018, as East Pleasant River Lake Road to the bridge may fall within their scope of road work.

A suggestion was made to consider adding a gate to prevent public access to key roads especially during mud season. Other associations use that approach to prevent damage by unwelcome visitors.

Item 4: UNFINISHED BUSINESS

Peter provided names of people from Maine Department of Inland Fisheries and Wildlife. Although the Association has no current interest in selling common lots, these contacts may offer options in the future if desired.

- Greg Burr, Regional Biologist: Peter has corresponded with him in the past. Greg is interested in creating public access to Southwest Pond using Common Lot 47. Peter has explained that there is no current interest from the Association to sell the land.

Sarah Spencer, Asst. Regional Biologist, works in the Wildlife division of IFW. Greg indicated that she may be interested in Common Lot 51, the large wetlands near Second Southwest, for possible stocking of fish. Public access would be required. Peter has not corresponded with Ms. Spencer.

Mary Harmon asked about a reference in the 2017 minutes about the threat of a lawsuit from a member. Peter reported that there is no update to report.

Peter has asked Deke Talbot, an attorney who has provided legal work for the Association before, to review the bylaws, to register BRMA and BHOA with the state, and to provide advice on how to cost-effectively place liens on the property of members who do not pay their road fees. Since BHOA owns the common lots, that Association must be maintained with the state. The members were reminded that they agreed to use 2015 as the start ("control date") for any possible liens. ***The members voted to approve up to \$1,500 for legal fees in 2018.***

Item 5: NEW BUSINESS

In 2017, one member requested the contact information (address, email, telephone number) of all members. That request was denied, and the members were informed that future requests for that information would be denied.

Mary Harmon proposed moving Item 8 (Vote to continue the existence of BRMA and BHOA) to the beginning of the meeting, as a vote to dissolve the Associations would end the need to review other business. Peter explained that the vote is required by the Bylaws and can certainly be moved earlier on the agenda in the future.

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Peter asked if any member is a notary public in Maine, as that may be needed once we learn how to apply liens to non-paying members. Two members are notaries in NH (Dalton and Judy). No action was taken.

Peter suggested that future meetings be recorded to make it easier to create minutes and to have a record of the meeting. No action was taken.

To prepare for road work before the annual meeting in 2019, the members were asked to vote to approve 90% of the 2018 year-end balance for road work to begin as early as feasible in 2019. ***The members voted to approve 90% of the 2018 year-end balance.*** Kirsten will communicate the amount approved to the Road Committee at the end of 2018.

Item 6: Per Article III, Sections 4 & 5 of the By-laws and by agreement at the May 27, 2017 Annual Meeting, following debate as desired, vote on the amount and structure of the annual road maintenance charge. ***The members voted to continue with \$150 per year for road fees.***

Item 7: Election of Officers and Road Committee Members, including for Beddington Homeowners' Association

The current officers will continue in their roles through the 2019 annual meeting, during which an election for all officers will be held.

A vote to elect a Vice President was requested, as this position is currently vacant. Juan Perez Jr. was nominated and unanimously elected by the members. He has subsequently accepted the position and is anxious to learn more about the Association in the coming year.

Item 8: Vote on the continued existence of the Beddington Road Maintenance Association and the Beddington Homeowners' Association. ***The members voted to continue the existence of both BRMA and BHOA.***

Item 9: Reading of minutes of meeting just had, if requested. ***The members voted to waive the reading of the minutes of the current meeting.***

Item 10: Approval of minutes of the meeting. No vote was taken, as the minutes have not been created. The minutes will be created and shared via email, US mail and on the Association website.

Patty asked those in attendance if the late June date for the 2018 meeting was better than Memorial Day weekend. The members agreed that late June is a better time to meet. Some members requested finding a meeting location closer to camp to avoid the drive to the Town Hall. Two suggestions were the Diner and the Harmon's screened

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porch. Patty agreed to contact both the owner of the Diner as well as the Harmon's before scheduling the 2019 meeting.