

Beddington Road Maintenance Association
Annual Spring Meeting Minutes
May 23, 2015

1. Members of the Beddington Road Maintenance Association (BRMA) met for the annual Spring meeting on May 23, 2015 at the town of Beddington Municipal Hall. Members present were as follows:

Patty Duval
Mary Guarino
George & Chicken Dowaliby
Stephen Lee
Pam Whittier
Russ Vivier
Kirk Mellott
Mike Mellott
Ernest Raymond
Larry Wark
Lesley Moose
Dale & Virginia McDonald
Chris & Judy O'Connell
Mary & Loren Harmon
Al Caron
Mike McCoolle
Suzette Mellott
John Galvin
Jess Muller
Alicia Muller
Luanne & Peter Anzivino
Bill Zissulis, President
Martha Nangle, Secretary, Treasurer pro tem
Bill Harnum, Vice President, not present

Hardcopies of the Formation Committee Report, February 2015 BRMA Bylaws Draft, Item 3: Creation of the BRMA Bylaws Summary, Collection Procedures and a Summary of the Common Lot Key Data was provided to members present at the meeting. Town Maps were made available to reference a various locations in the meeting room. Also, the Road Committee report will soon be available on the BRMA website.

I. Reports of Officers.

A. Bill Zissulis:

1. Bill announced that the meeting format would follow Roberts Rules of Order.

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2. Bill thanked the Formation Committee for its work over the winter.
 3. Reporting of Minutes of prior meeting for information and approval. A motion was made and seconded to accept the meeting Minutes from October 2014. The meeting Minutes for October 2014 have been posted on the membership website (www.beddingtonha.com).
 3. Bill gave a report on road washouts and sink holes which included but was not limited to Carter camp road, Raymond Road, Southwest Brook Lane, Sunrise Lane, Otter Creek Road, Buck Lane, and Southwest Pond; he also stated that the east side of the PRL bridge area has a boulder that Loren Harmon volunteered to take care of; mention was made of a low spot near Dan Berard's road. Members were encouraged to refer to maps of the Association during the meeting which had been placed on either side of the room. An appreciation was made to Mike Mellott for having taken on personal responsibility for repairs of Raymond Road when BHOA funds were insufficient to cover tertiary roads due to low membership payment of annual road fees.
- B. Martha, as Treasurer *pro tem* since March 7, 2015, gave the Treasurer's Report:
1. Norway Savings Bank checking account balance as of 3/31/15: \$1,347.71.
 2. Martha became the sole signee at Norway Savings Bank on 4/30/15. Peter Mazzarro, former President, now deceased, and Juan Perez-Febles, former Treasurer, were replaced. The new Treasurer will need to be added as a second signee post-officer election.
 3. NSB balance 4/30/15: \$3,847.71
 4. NSB balance 5/22/15: \$4,447.71
 5. A gift of \$25.00 from the BRMA was made to the Town of Beddington Volunteer Fire Department as an expression of thanks to the town for allowing our membership to use their town facility for our annual meeting. This donation will be repeated in 2015 as an expression of thanks for the use of the town facility for the annual Spring meeting in May 2015.
 6. All members who have paid their annual road fee in 2015 are in good standing, as this is the first year of the Beddington Road Maintenance Association. Late fees moving forward will be discussed by Luanne Anzivino as they relate to the Bylaws draft.
 7. Mike Mellott asked for a full accounting of expenses for the last year. Aside from the donation to the Beddington Volunteer Fire Department, no accounting had been prepared for this meeting. Raw

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data in the form of the check register dating back to 2012 was available and was referred to. The Treasurer *pro tem* stated that an accounting of expenses for the year 2015 would be in the meeting Minutes and are as follows: **There were no checks paid in 2015 between January 1, 2015 and May 23, 2015.**

3/28/15	Staples	xeroxing 3 page warrant x100	\$33.22	Martha Nangle
3/29/15	Staples	1st class postage stamps	49.00	Martha Nangle
3/30/15	Network Solutions	Webhosting for www.beddingtonha.com	15.99	Martha Nangle

8. Expenses had been incurred during 2015, but no reimbursement had yet occurred. The Secretary incurred expenses communicating with the membership by printing and mailing the Spring warrant, and renewing the membership web presence which up until this spring had been privately paid. The Secretary was waiting for the newly elected Treasurer to reimburse the Secretary for the following expenses, receipts for which are accounted for and will be retained as part of the Treasurer's record:

9. Expenses for 2014 are detailed in the check register maintained by the previous Treasurer. **These will be scanned and included in these minutes.**

C. Martha, as Secretary: Efforts over the winter involved: creating and clarifying a membership spreadsheet with the Formation Committee, which included originally Mary Harmon and Luanne Anzivino; collaborating with Bill Zissulis on the Spring Meeting Warrant; preparing for the actual spring meeting; website updates. Members were informed that the website name would be changing to reflect our transition to a statutory road association now known as Beddington Road Maintenance Association. Luanne Anzivino was thanked for her many hours of work on the Formation Committee, efforts of which included but were not limited to researching Common Lot deeds and generating a draft Bylaws for the BRMA.

1. . Mike Mellott expressed a concern that some members do not have a computer, or do not check their email everyday.

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2. Membership was informed by Luanne Anzivino that meeting Minutes would be available on the website, and that snail mail copies would be mailed to those who requested them. Additionally, hard copy handouts from the Formation Committee were available at the meeting, and would also be posted on the website. The Board would make an effort to document important communications in writing, in the future.

3. Mike Mellott stated that he did not get a bill this year. His correct address was provided, and he confirmed that the BRMA had his correct address.

4. Suzette Mellott stated that she did not get a notice of this year's annual Spring meeting.

5. Bill asked how many members did not receive a spring warrant. Some members did not get a warrant.

6. Al Caron expressed concern that the BRMA email list may not be complete. Luanne responded with the Formation Committee report.

III. Formation Committee Report/Membership

A. Work on address list included internet verification, hours spent with the tax records at the Beddington town office, registry of deeds to confirm name spellings. Many errors were present as of 9/14, and included one address for a member of the Mellott family.

B. Suzette Mellott stated that she never got a spring Warrant announcement.

C. Extra hard copies of spring Warrants, which had been mailed to each member, were handed out to members who requested them at the meeting. At the end of the meeting, there were still copies available that remained unclaimed by membership.

IV. Formation Committee/Bylaws

A. Key objective: the ability to collect fees, and repair and maintain the roads. Membership now is constituted by being an abutter on the roads that the association maintains. (See State of Maine, Private Ways statute, P. 190. (§3101, Para. 2)

<http://legislature.maine.gov/statutes/23/title23.pdf>).

B. Bylaws draft encompasses State of Maine Private Ways Act. (See Handout. This had been available on the website.).

C. Suzette Mellott requested a hard copy of the State of Maine Private Ways Act. A link to it had been on the website since the October 2014.

D. Mary Harmon stated that she had difficulty navigating the membership website and found the website cumbersome. She requested that Minutes

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from previous meetings be available as PDFs under the “Meeting Minutes” page of the website. (At present, meeting Minutes have to be requested by emailing Secretary.) The barrier to this has been lack of the Secretary’s technological capability. The membership was informed that PDFs of previous meetings attended by this current Secretary would be posted on the website as PDFs in the future.

E. Mary Harmon stated that records have been lost. The Secretary stated that no records have been lost since she was elected Secretary October 2013.

F. Luanne outlined sources for the Bylaws, which included asking for volunteers for the Formation Committee at the October 2014 meeting. Original members were Luanne Anzivino, Mary Harmon, and Martha Nangle. Mary Harmon resigned in early winter.

G. Mike Mellott stated that he did not receive notice of the October 2014 meeting.

H. Mike Mellott asked if a lawyer had written up the Bylaws draft. Membership was informed that the lawyer was given a draft of the Bylaws after they were written by Luanne.

I. Luanne went into great detail about resources for creating Bylaws draft: looking at membership, lot descriptions, maps, collection procedures, as well as the BHOA Bylaws.

J. Suzette expressed concern that an attorney would be paid to ratify the Bylaws and to place a lien on a property of the Beddington Road Maintenance Association.

K. Suzette expressed concern that when her father was the Treasurer, membership had a better record of paying road fees, and that the Treasurer would bring a full accounting to each meeting to demonstrate accountability of payments made.

L. Mike Mellott stated that he was no longer receiving mailings from the Association.

M. Mike Mellott stated that when he was the Treasurer, a general accounting was provided to each member at each meeting.

N. Suzette Mellott stated that the current board was unnecessarily complicating the process of running the Association.

O. Bill Zissulis called the meeting to order and clarified that all possible spade work was being done by the board to minimize legal fees.

P. Mike Mellott asked if it was in each members’ deeds that they have to pay the road fee. Luanne responded that the State of Maine Private Ways Act (of which she offered to provide copies, and which has been posted on our website since October 2014) describes members as those benefitting

from a private road, and that membership to an association need not be stated in individual deeds.

Q. Mary Harmon asked for order and respect amongst the membership.

R. Luanne continued, stating that 95% of the BHOA Bylaws were retained and reused for the draft of the BRMA Bylaws. The most important addition was language to facilitate collecting overdue road fees, which can only be collected by a statutory, and not a Corporate, association. Members were directed to their handouts for perusal. She urged

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Spring Meeting 5/23/15

1. *Spring 2015 Warrant*
2. *Proxy for voting in Officers*
3. *Draft of Bylaws*
4. *BRMA Formation Committee Report*
5. *Delinquency Procedures (for non-payment of road fee; see Home Page)*
6. *Town Tax Maps: 6, 8, 9, 12, 16*
7. *Deeds to Common Lots (4)*

[Spring WRNT 2015.pdf](#)

[Beddington Road Maintenance Association Proxy Vote on Warrant-1.pdf](#)

[Feb 2015 Revised Bylaws.pdf](#)

members to contact her by phone or email to air their concerns regarding the Bylaws.

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- S. A question was asked about where the collection fee process was described in the Bylaws draft. Luanne stated that it was under Article III, Section 6.
- T. Luanne asked for questions. Suzette Mellott stated that she was on the website multiple times and could not find information on the Bylaws. (See Website menu, below.)
- U. Suzette Mellott acknowledged seeing the Secretary's email address on the website.
- V. A member stated that he did not have a computer, and that he saw it as more economical for the Association to use snail mail than for him to buy a computer. Membership was informed that one could use a computer at any library, or school. (There is also a computer at the Beddington municipal building that tax payers may be allowed to use during office hours.)
- W. Al Caron asked what the Bylaws considered a meeting or quorum. He agreed that 95% of the new draft of the Bylaws was an iteration of the BHOA Bylaws. Luanne stated that members have 30 days to accept or reject the Bylaws, a clause included in the Bylaws.
- X. Suzette Mellott expressed concern that the new Bylaws would "open up the checkbook." She requested an explanation of insurance liability. She expressed concern that the membership would have to pay legal fees. It was explained that that Maine Alliance of Road Association recommends liability insurance for officers. It was explained that there was no fee to place a lien on a property of a non-payer. She recommended that membership be alerted to the new association, and the Bylaws. She was informed that the membership was educated about the vote on becoming a Statutory Road Association prior to the October 2014 meeting, at which point both present members and those who mailed in proxies voted on becoming a Statutory Road Association. The plan to create a new Bylaws draft was announced at that time and in the meeting minutes. Suzette stated that the road association had never had insurance or a late fee policy before, and so it didn't need those now.
- Y. Mike Mellott asked who owned the roads. He understood that the roads were owned by the town. He was disabused of this notion. The roads are owned by lot owners.
- Z. Luanne asked for patience to address Item 8 (interest rates on late fees).
- A. Luanne asked for input on a draft of the Bylaws. Al Caron requested clarification that the Bylaws draft is based on Maine law, and that all lot

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owners who access their lots by association roads will be billed as members. This was confirmed.

B. Suzette Mellott expressed concern that the annual \$100.00 road maintenance fee, begun in 1985, would rise. It was pointed out that the opportunity to raise the fee was present in the BHOA Bylaws and the wording is no different in the BRMA Bylaws draft.

C. Mike Mellott stated that he would hire a lawyer if a lien was placed on his property for non-payment of the road maintenance fee.

V. Formation Committee/Vote on Bylaws

A. Luanne asked for a vote on the Bylaws. Members present raised hands to vote for or against accepting the draft of the Bylaws which would then undergo legal ratification. Hands were counted, as were mailed in proxies. Proxy votes were counted by Mary Guarino and Patty Duval. Members who had paid their 2015 road maintenance fees were in good standing and thus allowed to vote. One vote per lot was allowed. Vote tallies:

1. **“Yes” votes to accept draft of BRMA Bylaws, to be ratified by a lawyer: 15.**

2. “No” votes to reject draft of BRMA Bylaws: 5.

B. Mike Mellott stated that his family paid three times for their two lots at the beginning of the meeting; he was informed that two of his checks would be returned, and that he need only pay once yearly for each lot. He stated that he had contributed free labor and material to association roads in the past. He stated that Ernie Raymond has contributed time, labor and materials to the roads. Mike expressed frustration that he was limited to one vote per lot even though he had volunteered time, material and labor to the roads. Mike threatened to sodomize the Board with the Bylaws draft. Mike threatened to run his bulldozer through association property if attempts were made to collect road maintenance fees.

C. Bill Z. stated that in the future, when association members want to work on the roads, they should approach the Board beforehand to ensure that the work and remuneration are transparently accountable.

D. Responsibility for the Pleasant River Lake bridge was discussed. This discussion was ended for the sake of continuing the vote.

VI. Formation Committee/Common Areas

A. Access to Spruce Mountain Lake: 10 foot easement right of way between lots 1 and 2; easement for town inhabitants of Beddington; not for

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membership. “Inhabitant,” per Mr. Butler, a Selectman: anybody who lives in Beddington or registers their vehicle or votes in Beddington. There are 34 inhabitants in Beddington. Lot 1: appears that they have built their driveway and log cabin close to property line. Upshot: Any clearing that would need to be done to use easement would have to be approved of by the Environmental Protection Agency. Mr. Everett (not present today) may have had a variance to build and develop where he did. Loren Harmon acknowledged that it was a challenging boat access. Luanne concluded that she did not know how the association could access this easement. (see Formation Committee handout) A member added that the easement was 700’, making for a challenging portage. Lesley Moose recollected that the Lot 1 property owner was told by the Planning Board of Beddington that the stream between Lots 1 and 2 was not recognized by the Resource Protection Agency. Luanne stated that it was a Resource Protected stream. A call was made to revert to discussion of the common areas.

B.Common Area: see chart below:

Lake	Town Map #	Acreage +/-	Tax Burden 2014	Character	Comment
Spruce Mountain Lake	008 – 001 & 008 – 002 Property Line	10 foot easement – SML Land Plan Notation	None	Tree growth	Subject to a 10 foot easement for the “Inhabitants of the Town of Beddington” (permanent vs. lot owner ?)
3rd South-west Pond	(51) 009-014	67.1 ac	\$122.85	wetland	part of PRLP – Deed restricts land use
“Common” South-west Pond	009-041	6.8 ac	\$204.30	water access	Has 2 restrictions: a) exclusive use for the 12 SWP lot owners; b) subject to an easement for the “Inhabitants of the Town of Beddington” (permanent vs. lot owner ?)
Pleasant River Lake	016-072	4.10 ac	\$248.40	beach	NOT BEING CONSIDERED FOR SALE

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Lake	Town Map #	Acreage +/-	Tax Burden 2014	Character	Comment
Pleasant River Lake	016-001	5.8 ac	\$500.85	beach	Deed restrictions: Exclusive use by Lot # 41 – 45, 52, 54, and 56 – 63 Inequity of “use” vs. Taxes paid

1. 3d Southwest Pond (Lot 51) Formation Committee recommends selling or donating 3d Southwest Pond to State of Maine to relieve us of tax burden. Bill will discuss later in this meeting.
 2. Common Southwest Pond (009-041) (No lot number; Caliendo Property). Deed has two restrictions. The entire membership is paying the taxes on a lot that only the 12 abutters, and the town of Beddington, have rights to use.
 3. Pleasant River Lake (016-072). Not considered for sale. Any member can access this property. Formation Committee recommends that we retain this property to use.
 4. Pleasant River Lake (016-001). Deed has restrictions. For exclusive use by lots listed (see above), yet all association members contribute to property tax. Loren Harmon suggested one year ago at the annual meeting in Dover that the abutters might make a contribution to the BRMA equal to the amount of property taxes on this lot, as they are the only ones with exclusive rights. Options: 1. sale of property, or 2. payment by abutters to BRMA of an amount equal to annual property taxes. Loren Harmon stated that not all abutters would be willing to pay the taxes on the lot to which they have exclusive rights; he suggested that only willing abutters would constitute the body responsible for contributing an amount to the BRMA equal to the annual tax burden. It was suggested that perhaps abutters to Lot 1 would lease Lot 1 from the BRMA. Someone suggested that this was complicated.
- C. Bill discussed possible sale of some of the above-mentioned lots. Road fees are being paid toward property taxes on each common lot. Bill invited all to comment.
1. Southwest Pond (009-041) (6.8 acres) IFW interested in stocking it, keeping open to the public, offered \$20,000.00. No written offer. Stephen Lee offered to pay the property tax burden to prevent sale to the state. We will have to vote on this. Stephen Lee stated that

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- abutters to various ponds have unique investments. Luanne clarified that ownership of common areas is the whole association, and not just abutters.
2. A clarification was made that no votes were being taken on common lots today. Ideas from the membership regarding how to manage common lots was being solicited. A member asked why were considering selling the common areas. Bill responded that sales would generate income for road maintenance, and alleviate the tax burden of the common lots. Luanne reported that the Maine Alliance for Road Associations (MARA) recommends that statutory road associations not own common lots. We own them because they were deeded to us. Mike Mellott asked how selling the common lots would benefit the membership the year after they are sold. He stated his understanding that only abutters could buy common lots.
 3. Lot 72 Beach. Bill stated that he had verbal permission from the DEP to create a parking area for Lot 72.
 4. Lot 1. The entire membership pays property taxes on Lot 1 when only the abutters have rights to use it. Bill stated that the membership as a whole should be compensated for property taxes paid in the last 30 years on Lot 1. Mary Harmon pointed out that abutter Greg Dunn is not a member of our association. Bill stated that the DEP has given him permission to put in a parking lot on Sunrise Lane. A member asked to view the permit. Jim Buyer, DEP, stated that nothing could be done at the shoreline. More discussion of missing pins and rocks being placed to block traffic was heard, which was old news. Al Caron stated that he wanted Lot 1 to stay as it was, and that just because it is said to be underused now did not mean that it would always be underused. Al Caron stated that having a deed to a lot did not imply ownership, and he did not want to pay taxes on something he didn't own. Mary Harmon stated that most of the abutters were not aware that they had exclusive rights to Lot 1, the Lot for which all members had been paying property taxes for 30 years.
- D. Luanne suggested that members interested in the common lots reach out to each other and meet to hash out details and resolve the question of the common lots (not including Lot 72). A member stated that members from Spruce Mountain Lake should not be making decisions about what happens at Pleasant River Lake. Again, Luanne suggested that interested parties take the initiative to formulate options including

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but not limited to sharing contact information at the end of this meeting and formulating a meeting time and place. Loren proposed that interested members would meet September 2015 with the Officers to consider reasonable plans for Lot 1. Interested members would consist of individuals listed in the Release Deed 302620 for Lot 1. Information would be presented at the next meeting. This was voted on and agreed on.

E. A motion was made, and seconded, to have a meeting with Common Southwest Pond Common Lot abutters (009-041) and Officers to discuss the fate of this common lot. Again, no final decision would be made at this meeting; any results of this meeting would be aired at the Spring 2016 meeting.

F. It was clarified that Bylaws are amendable, but that votes to amend Bylaws must be on a warrant which is distributed to each member no less than 30 days prior to the meeting.

VII. Luanne discussed Delinquency Procedures and Collections. We will be abiding by state regulations. It is proposed that the Treasurer abides by the State of Maine regulation, by using the 52 week average Treasury Bill rate plus 6%. See on the State of Maine website (www.maine.gov) Delinquency process was outlined in Luanne's hard copy. This year, a 60 day notice will be mailed out to all who have not paid their road maintenance fee. Next year, it will be a 30 day notice. A copy of the delinquent letter was included in the handout. Contact information will be provided by the Treasurer on the delinquency letter. If payment is not made, a lien will be filed on your property. A lawyer is not needed to file a lien. All fees associated with placing the lien will be paid for by the delinquent member. The BRMA has the right invested in it by the State of Maine to place liens on delinquent property members.

A. A member said it would cost to file a court fee.

B. Same member said that it would be difficult to collect lien fees and past road maintenance fees. Luanne clarified that a property cannot be sold until liens are cleared, and that payment to the BRMA of past unpaid road and legal fees, as well as interest, hopefully would be made by the lot seller at time of sale. Liens need to be cleared at time of sale; monies will be paid by the seller. Russ Vivier stated that Bill might not be the

president when monies from liens are paid to the BRMA. Bill acknowledged that reality.

- C. Liability Insurance for the officers of the Board. Secretary repeated a plan put forth at the October 2014 meeting to purchase liability insurance for the officers of the board. MARA strongly recommends that officers of the board insured. An initial estimate would cost approximately \$5.00 per member. The new Treasurer will be tasked with researching the options.
1. Suzette Mellott expressed concern that liability insurance would cost money and that the \$100.00 annual road maintenance fee would “go out the window.” It was acknowledged that insurance does cost money. It is possible that if all members paid their annual road maintenance fee then the addition of a cost to the membership could be absorbed by a larger bank balance without costing an increase in the road maintenance fee.
 2. Peter Anzivino added the Bylaws state that there could be no indemnification of the officers by a member.

VIII. Vote for Officers for Spring 2015-Spring 2017

A. Nominations:

1. A request was made for all presidential candidates to make a one minute speech about why they wanted to be the president.
2. Bill Zissulis was nominated president. It was seconded. No one else wanted to be president. No vote or speech was necessary. Bill Zissulis is the new President.
3. The membership voted to retain the position of Vice President.
4. Peter Anzivino was nominated for Vice President. This was seconded. No one else wanted to be Vice President. Peter Anzivino was voted in as Vice President.
5. No one volunteered to be the Treasurer despite multiple requests. Martha Nangle was nominated as Treasurer and Secretary with the understanding that her fellow lot owners would provide assistance as needed. This was seconded.
6. Did members want a Road Commissioner? Yes.
7. Bill Zissulis was nominated for Road Commissioner. A member asked what a Road Commissioner does. Bill explained the role: surveying the roads and bridges, looking for areas of potential danger to passersby, reporting to the Board. Luanne pointed out that there is a road maintenance guide offered by the State of Maine.

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IX. Formation Committee--Do we still need one?

A. The membership decided to dissolve the Formation Committee. It had met its goals, provided extensive research, and was no longer needed. It was compared to the Continental Congress. Some of us went home to Google what that meant, and some of us already knew.

B. A show of hands was asked to see if the members will vote to authorize the BRMA board on behalf of said membership to accept any state, federal, or private grants that may become available to BRMA for its roads, waterways, and improvements. Bill stated that this was added as a standard formality for all town meetings.

1. This was clarified: The membership agreed to vote on accepting any monetary gifts.

C. Unfinished business.

1. It was asked that the LePage political signs be removed.

2. Loren asked if we should move to spend money on the roads.

3. Mary Harmon urged members to volunteer to work with the Road Commissioner. Loren volunteered to work with Bill on the Road Commission.

4. Bylaws: Any concerns about Bylaws must be communicated to the Board. The Secretary/Treasurer iterated that her email was on the website, and her snail mail address was on the Spring warrant. The membership present was asked if everyone understood how to reach her. No one expressed an inability to contact the Secretary/Treasurer.

X. New Business

A. How much to spend on the roads?

B. It was determined that we had approximately \$5,300.00 as of this meeting. (The amount was approximated due to many people paying as they entered the meeting, as well as some members overpaying by hundreds of dollars. This money had to then be accounted for by the Secretary/Treasurer *pro tem* who was taking the meeting Minutes.)

C. Taxes could be expected to be \$1,000.00 and due in October.

D. Peter Anzivino suggested paying an amount that would be up to 90% of the account balance after removing fixed costs (property taxes on common areas plus \$400.00 for a reserve). It was recommended that we retain \$400.00 as a reserve. All agreed.

E. Last year's road expenses were requested. They were read from the check register. They totaled \$5,770.00. Al Caron asked for specifics about John Porter's fees. His invoices were not available; the checkbook register was the only available documentation.

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- F. It was agreed to have the 2016 annual Spring meeting the Saturday of Memorial Day Weekend.
- G. Loren suggested that we create a process for determining the most economical contractor for road work. A member suggested that the Road Commissioner and Loren Harmon determine that process. This was seconded.
- H. Al Caron suggested that the spreadsheet be mailed to all members, or posted on the website. Posting this on the website was decided against due to privacy concerns. Emailing a membership spreadsheet was suggested, as was providing hard copies at the Spring 2016 meeting. This would also promote membership list accuracy.
- I. Russ Vivier wondered if it would be advantageous to form a committee to approach the town of Beddington to challenge our property taxes and to coerce or convince them to put more of their resources to our roads since we provide half the tax base. Russ declined to be on this committee. Russ stated that it would be a conflict of interest for him to be on this committee. Bill suggested the committee be the Tax Fairness Committee and he agreed to approach the town.
- J. Luanne discussed land plans for future development in Beddington and the tax implications for the town.
- K. We have to separate funds into road vs. administration costs.
- L. Bill suggested that the Bylaws be changed to state that an amendment could be passed with 2/3 vote vs. 75% of membership.
- M. Vote on next annual meeting: Saturday, Memorial Day Weekend, 2016.
- N. It was offered that the current meeting Minutes be read; this was rejected.
- O. Mary Harmon recommended that in the future all issues requiring follow-up be restated at the end of the current meeting. This was seconded.
- P. A movement was made to adjourn. All approved.

Minutes were written by by Martha Nangle, Secretary and Treasurer, BRMA, and submitted to the membership of the BRMA. All errors are unintentional and are the full responsibility of the author.