

Beddington Homeowners' Association  
Spring Meeting Minutes  
March 22, 2014  
640 Central Avenue  
American Legion Hall  
Dover, NH

In attendance:

Bill Zissulis, President

Juan Perez-Febles, Treasurer

Martha Nangle, Secretary

Mark Ferland, SWP

Peter and Luanne Anzivino, Lot 11, SML

John and Susan Coulp, Lot 10A SML

Michael and Beth Dwyer, Lot 38B

Michael and Dalton McCoy, Lot 2, SML

Ted Foster, Lot 62, PRL

Chris O'Connell, Lot 62, PRL

Steve and John Ahlgren, SWP

Al Caron, Lot 41, PRL

Patty and Paul Duval, Lot 6, SML

Mary Guarino, Lot 6, SML

George and Frances Dowaliby, Lot 2, SML

William Harnum, Lot 7, SML

Agenda Items

1. A motion was made to accept the Minutes of the Annual Meeting from 5/2013.

These are posted on the website. Motion was accepted.

2. John Porter Construction was recognized for their quality, economical work on the roads and bridge.

3. Juan Perez-Febles gave the Treasurer's Report. Details:

a. 20% of membership have paid road fees for 2014

b. The BHOA checking account has \$4,180.02 minus recent mailing expenses.

- c. Juan will share an accounting of the cost of the bridge work undertaken (?) Fall 2013.
- d. Legal news: J. Austin Murdick, a lawyer, has been approached by Bill Zissulis with the goal of helping the BHOA have legal options when property owners do not pay their road fees. More information will be known and shared by the next meeting. See below.
- e. Juan shared two documents: Maine Revised Statutes and A Guide to Forming Road Associations. Both provide information to consider when forming a new road association. These Adobe documents will be uploaded to the [www.beddingtonha.com](http://www.beddingtonha.com) within the next month. Please read before our next meeting so you will be informed and ready to discuss forming a new road association. That meeting will occur at camp summer 2014 at a location to be designated.

The following Agenda items were put forward by Bill Zissulis, President of BHOA:

- 4. Thanks to all for coming.
- 5. Appreciation for the work of John Porter Construction. Bill plans to meet with John Porter about road needs for 2014.
- 6. Thanks for all from the Pleasant River Lake Association for efforts involved in Pleasant River Lake Bridge removal and reinforcement. Thank you to all who made donations to the project.
- 7. Bill continues to explore a permanent arch bridge system. This would be undertaken under the direction of Army Corp of Engineers' Steve Koenig who is practiced in grant writing for arch bridges over waterways. Steve's estimate of new archway replacement for current bridge would be \$80,000.00. It has been Steve's experience that half the cost is paid for by grants, which he writes as part of his consultative service. The remaining cost would be shared by the Pleasant River Lake Association and the Beddington Homeowners' Association. At this point, this is a long term goal.
- 8. The current board begins its second of a two year term. The next election will be Spring 2015. Our current by-laws state that board members may run for two consecutive terms.
- 9. Some of our archives have gone missing.

10. Cherryfield Foods may collaborate with BHOA on resurrecting an old wood road. This would benefit CF by allowing them access to their lands; it would benefit BHOA by allowing us access to gravel which they would sell to us for road surfacing.
11. There is long running discussion of whether to sell common areas. No decision has been made. The debate is whether they are worth keeping and paying taxes on, or whether they could be sold, with proceeds going towards future road work. More discussion is needed.
12. The current position of Vice President was held by Dan Berard. The board has decided to temporarily vacate the position of Vice President since, with its current occupant, we are in violation of bylaws. That is to say that our bylaws dictate that board members cannot be members of other associations.

Bill then reviewed a list of Items, and asked for a vote in favor, or in opposition. Some Items were tabled.

Item 1        A motion is made for road maintenance dues to be paid from January 1st through March 15 of each coming year starting before the 2015 Annual Meeting.  
AGREED

Item 2        A motion is made that any and all BHOA members in order to vote or run for an official BHOA board position must have their road maintenance dues paid as Item 1 states. AGREED

Item 3        A motion is made that John Porter Construction do our road work, unless that offered by another agent is of a substantially better price and presumed quality. OPPOSED (JPC has done exemplary work; it was thought unnecessary to carve his name into our constitution.)

Item 4        A motion is made that George Dowaliby do the road brushing work along all of our roads when needed if funds are available. OPPOSED (It was decided that we would solicit from GD, as well as others, but that no service provider be named in our constitution.)

Item 5        A motion is made to change the name of the BHOA to Beddington Road Association in order to become legally compliant regarding dues collection and enforcement of non-collection. AGREED. Comments: Attorney Murdick

recommends this if we are to be able to enforce dues collection. The name Beddington Homeowners Association will cease and desist. All provisions and obligations of the BHOA will transfer to the newly named organization. This change will not occur until all members are notified by mail, and there is a meeting to vote on the change. The vote will be binding. Majority of voters will decide on new association name. Votes may be solicited by mail. Those whom have not paid their dues may not have the right to vote; this will be asked of the lawyer.

Item 6           “A motion is made to turn ownership of Lot #72 PRL known on town of Beddington tax map #16. Beach Common area consisting of 4.10 +/- acres and shown on sketch map as 3.8 acres to the town of Beddington or possibly to PRLA to be kept as a common area and BHOA usage, and BHOA not to pay any future taxes on said Lot.” TABLED

Item 7           “A motion is made to legally sell or transfer Lot #1 PRL map 16 with a minimum starting bid of \$30,000.00 or a higher amount. And the shore line road accessible area to be kept as a common area usage for BHOA and the lots on the established deed that have access rights. All monies to go into BHOA escrow account for road and possible arch bridge portion.” TABLED

Item 8           A motion is made to decide on what portion percentage of cost BHOA is willing to pay for a share of the PRL bridge repair and or removal and replacement as was just done, not to exceed 50% (fifty percent). AGREED

Item 9           Future business: 1. Next meetings’ agenda will be shared with membership prior to the meeting so all are informed prior to meeting. 2. An attempt will be made to bring a very large map, and smaller versions, to the next meeting. We don’t all have a common understanding of all roads, bridges, beaches, lots, etc. 3. Membership was reminded of our association website where meeting minutes, bylaws, and documents discussed today will be uploaded.

Item 10          A motion to se a new date, time of 12:00 p.m., and place for our BHOA for the annual meeting. The date was not set; the Airline Diner was suggested as an option. AGREED