

Beddington Homeowners' Association
Spring Meeting Minutes
5/4/13

The meeting was held at the Berard garage, and was called to order at approximately 12:00. Approximately seventeen association members were present and the meeting lasted for two hours. Not all members were present for the entire meeting.

A moment of silence was held to honor the life of Peter Mazzaro, who passed away on April 9, 2013 after a sudden illness.

Item 1 Financial Report by Juan Perez-Febles, Treasurer

Juan provided a detailed verbal summary of the financial health of the BHOA as well as copies of the Association check register dating back one year, and a list of members who have paid the Association fee since the dues notice was mailed 4/1/13.

Details of the Treasurer's report:

- a. Juan saved the Association money by printing, labeling, and mailing the Association road fee letter himself. In the past, an agency was used to send the mailing, and the cost was too high.
- b. After mailing out the 2012 annual BHOA road fee letter, Juan received over 20 returned letters from members lost to follow-up. After mailing the 2013 BHOA road fee letter, Juan received only 2 returned letters. This represents excellent progress in being able to locate and communicate with current members.
- c. The thorny issue of how to address non-payment of dues was discussed at length. Some deeds state that the fee must be paid; some deeds do not state this. This inconsistency renders useless any enforcement based on deed stipulation. Approximately 40% of the members pay the annual road fee. Use of a lawyer to facilitate road fee payment was discussed. Juan made three attempts to contact the lawyer used by the Association in the past. The lawyer has not returned the messages. The consensus was that lawyers cost more than we can afford. There was a general and repeated agreement that the Association preferred a collaborative, rather than litigious, approach to encouraging fellow members to contribute road fees.
- d. The current balance of the Association is \$6,369.99.
- e. The road fees were requested in the fall in the past, and now they are requested in the spring. This caused some confusion, but that appears to have cleared.
- f. If all approximately 96-98 BHOA members paid their \$100.00 road fee, we would clearly have \$9,600-9,800.00 in annual income. Reasons for not paying include aging property owners; property owners who are so unfamiliar with their land that they are unable to locate it; property owners who now live in other countries; members who visit infrequently and don't feel an obligation to pay.
- g. It was suggested that there be a committee formed to approve expenses. This was not decided.
- h. Juan will send out a second bill to those who have not paid this year.

Item 2 Election of Officers, length of service; Road Committee

The following names were put forth and seconded for election to office:

President:	Bill Zissulis
Vice President:	Dan Berard
Treasurer:	Juan Perez-Febles
Secretary:	Martha Nangle

Length of service would be addressed with a vote of confidence at the spring meeting.

The following volunteered to meet 1-2x annually as the Road Committee. Their work would include driving all the roads, inspecting the roads, the bridge, the dam, and the culvert, and making decisions about repairs.

Dan Berard, Chair
Juan Perez-Febles
Al Caron
Bill Harnum
John Galvin

Item 3 Changing the name of BHOA to Beddington Road Maintenance Association

It is not clear if this is legal. Deborah Preato, a member who is a paralegal volunteered to research the process of changing the Association name. The point of name change would be to clarify the point of the annual fee--to maintain the roads. The name change would also be an opportunity to create new rules. For examples, under a new organization, voting rights could be given to only the members who pay the road fee.

There was discussion about letting the BHOA simply become defunct by not paying the annual fee to the Secretary of State. It was decided that we would in fact continue to pay the annual fee to the Secretary of State while a new association name is researched.

The BHOA bylaws were discussed. There are apparently many versions of the bylaws. The bylaws are apparently not enforced, and not enforceable. There was talk of dissolving the bylaws and writing new bylaws. Again, the legality of such a move was questioned. Deborah Preato offered to research this, as well.

Item 4 Selling public lands

The BHOA owns two parcels of public lands. It was suggested that perhaps these could be sold as property on which to build, the proceeds from such sales going into escrow in hopes of future funding of the road work. This item was put on the back burner.

Item 5 Road work and Improvements

This is an urgent matter. The roads are gouged up from winter drainage. Much discussion focused on previous methods of hiring road contractors. It was suggested that the services of John Porter (gravel) and Mr. Jordan (grading), both used by our neighboring Pleasant River Lake Association, be contracted to maintain the BHOA roads. They do not charge for travel, and their work is known by BHOA members who are also members of PRLA. This idea was contrasted with bidding out the road work to include contractors who have worked on the roads in the past. It was decided that Dan Berard would ask John Porter and Jordan to repair BHOA roads for spring 2013, spending what could be afforded. The roads would be graded first, and then gravel would be applied.

Logging truck traffic has also damaged the roads. Bill Zissulis volunteered to post the roads in the spring. He and Dan Berard agreed to approach the loggers to request that road damage be compensated.

Abandoned trailers-All agreed that these are eye sores. Bill Zissulis volunteered to ask the town of Beddington if these trailers could be hauled away.

Paul Perry is our local forester resource.

Item 6 Town taxes

It was agreed that members of the BHOA are paying taxes to the town with no perceived value in return. Juan volunteered to ask the Secretary of State to assess the situation in hopes of lightening our tax burden. For instance, our taxes contribute to the Beddington school department, and there is one student in the town of Beddington (a second is home schooled).

The meeting was adjourned at 14:00.