

**Beddington Road Maintenance Association  
Annual Meeting Minutes  
Thursday, July 30, 2020**

**Members present:**

Richard Carter	Stephen Carter	David Cole
Susan Coulp	Juan DelPrado	Patty Duval
Mary Guarino	Loren Harmon	Mary Harmon
Leanne Jandreau	Dalton McCooile	Michael McCooile
James McGrath	Norm Morneault	Martha Nangle
Chris O'Connell	Judy O'Connell	Jonas Oppenheim
Nathan Oppenheim	Rebecca Piston	Carl Young
Terry Young		

**Item 1: CALL TO ORDER**

The meeting was held virtually by web and telephone on July 30, 2020 at 7:30 pm.

Juan offered to read the minutes of the 2019 annual meeting. Those in attendance waived the reading. The Minutes from June 29, 2019 meeting are posted on the Association's website <http://www.brma.me>.

**Item 2:** Vote on the continued existence of the Beddington Road Maintenance Association and the Beddington Homeowners' Association. The members voted to approve unanimously.

**Item 3: REPORTS FROM OFFICERS**

President: Juan DelPrado

Vice President: Dalton McCooile

Secretary/Treasurer: Patty Duval

Juan thanked the members for participating in this first virtual meeting, necessitated by the travel restrictions related to the COVID-19 pandemic. He thanked the officers and members of the Road Committee for their work for the past year.

Dalton explained that the representative from LakeSmart had not been able to perform site visits in 2020 but he hoped that could happen in 2021 for members interested in having their properties reviewed. See the BRMA 2019 Meeting Minutes for more information about LakeSmart.

Note: All members are invited to submit photos to [BRMA.webmaster@gmail.com](mailto:BRMA.webmaster@gmail.com). If you click on the individual photos, you will see who submitted it, for any other than those from the webmaster.

Patty provided a financial summary of the association's funds and expenditures. This statement was provided with the warrant for the 2020 annual meeting and was created in May 2020.

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<b>2020 BRMA Financial Statement</b>		
Bank balance	Jun-19	17,517.34
Road maintenance	Aug-19	(7,318.75)
Beddington taxes on 3 common areas	Aug-19	(562.76)
State filing fee for BHOA	Feb-20	(110.00)
Attorney fee - review of BHOA/BRMA	Mar-20	(750.00)
Return of retainer - former attorney Talbot	Feb-20	70.00
Bank interest		45.53
Fees collected July 1, 2019 to May 28, 2020		<u>14,450.00</u>
<b>Bank balance</b>	May 28, 2020	23,341.36

**Item 4:      REPORT FROM ROAD COMMITTEE**

Mike McCool provided an update for the Road Committee. Here is a recap of the roads worked on for 2019 and 2020.

**2019**

Penny Lane  
Raymond Road  
Main road (from Shore Road to cul de sac)

**2020**

Southwest Brook (from East Pleasant Rive to top of hill)  
Main road (from Shore Road to cul de sac)  
Northeast Bluff

Mary Harmon expressed concern over the condition of the bridge near the fish ladder. Other members share the same concern. David Cole offered to work directly with those who built the bridge over the Canoe River and to pursue possible sources of funding from the state.

**Item 5:      UNFINISHED BUSINESS**

**Warrant Item A:** Budget to govern expenses from July 30, 2020 until the 2021 Annual Meeting.

The following budget items were proposed and unanimously approved:

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<b>2020 Proposed Budget</b>		
Road work		7,000.00
Brush cutting		1,000.00
Anticipated attorney - balance due		750.00
Property taxes for 3 common lots		600.00
State filing fee for BHOA		25.00
<b>Total estimated 2020 expenses</b>		<b>9,375.00</b>

**Warrant Item B:** To share the findings of a legal review of the formation and ongoing structure of BRMA.

Patty shared the results of a review by an attorney of the BRMA formation, structure and bylaws. Deke Talbot had previously provided legal support for BRMA until he retired in 2019. An attorney from Murray, Plumb & Murray of Portland was selected based on a reference and the firm's strong reputation. Sage Friedman performed the review in March 2020. The conclusions were provided in a letter that was shared with the members at the meeting. The summary of the findings:

The BRMA was formed in accordance with the requirements of 23 M.R.S. § 3101, and the BRMA is authorized under Maine law to provide road maintenance over private ways and to levy annual road fees against properties that benefit from the use of such private ways.

**Item 6: NEW BUSINESS**

Chris O'Connell complimented the members for their cordial approach to the association business and expressed his support for the collaboration and fiscal responsibility displayed. He explained that his gate and lock at Pleasant River Lake Properties Lot 36 had recently been tampered with and asked if other members' properties had been damaged. Leanne Jandreau at Southwest Bluff Lot 12 explained that tools had recently been taken from her shed. No other members reported any issues.

**Item 7:** Per Article III, Sections 4 & 5 of the By-laws, following debate as desired, vote on the amount and structure of the annual road maintenance charge.  
The members unanimously voted to continue with \$150 per year for road fees.

Juan asked those in attendance if virtual meeting in mid-summer for the Annual Meeting is the best option for 2021. Those in attendance approved a virtual meeting for 2021 using Zoom as the preferred platform. The meeting will be scheduled on a weeknight in mid-summer – actual date and time will be sent with the meeting warrant in Spring 2021.

The meeting adjourned at approximately 8:15 pm.