

**Beddington Road Maintenance Association
Annual Meeting Minutes
Tuesday, August 17, 2021**

Members present:

Teresa Alley	David Cole	Gulley Dunlap
Patty Duval	John Galvin	Mary Guarino
Juan DelPrado	Chris Latham	Kirsten Lee
Loren Harmon	Mary Harmon	Martha Nangle
Chris O'Connell	Alejandro Perez	Rebecca Piston
Alex Smith	Carl Young	Terri Young

Item 1: CALL TO ORDER

The meeting was held virtually on Zoom (web and telephone) on August 17, 2021 at 7:00 p.m.

Juan offered to read the Minutes of the 2020 Annual Meeting. Those in attendance waived the reading. The Minutes from July 30, 2020 Annual 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 McCoolle
Secretary/Treasurer:	Patty Duval

Juan provided an update on the Pleasant River Lake River bridge project. The BRMA leadership has been working over the past year on the reconstruction of the bridge on East Pleasant River Lake Road just north of the intersection with South West Brook Lane. It has been many years since the bridge has been reconstructed and it has started to fall into disrepair.

Fortunately, one of the members of the BRMA who works in forestry has contacts at the state level and has been working to leverage state funds to replace that bridge with a structure similar in design to the concrete bridge which spans Canoe Brook on West Pleasant River Lake Road. A bridge of this size, scope and construction would have a life expectancy of 60 to 70 years, and cost more than \$50,000. We have been working in conjunction with the Pleasant River Lake Association to raise funds for this project and each organization has been able to commit \$10,000 towards the project. A combined and equal pledge of \$20,000 from both PRLA and BRMA has been communicated to the State of Maine, Division of Marine Resources (DMR) and we

Beddington Road Maintenance Association
Annual Meeting Minutes
Tuesday, August 17, 2021

received confirmation of DMR's commitment to more than match our funds and manage the construction project. Bridge construction will occur in September of this year and is likely to take an estimated three days. We will provide as much notice to members as we can for when the project will happen. The contractor will post the road as closed to through traffic at the junction of Route 9 and East Pleasant River Lake Road to reduce disruption as much as possible.

Dalton was not able to attend the meeting so there was no report from the Vice President.

Patty provided a financial summary of the association's funds and expenditures. Approximately 70% of members consistently pay their road fees. Patty will use the instructions provided by the attorney to implement a process to apply liens to properties with large unpaid balances.

This financial statement was provided with the warrant for the 2021 annual meeting and was created in July 2021.

2021 Financial Statement		
Bank balance	5/28/2020	23,341.36
Road maintenance	Jul-20	(1,000.00)
Legal fees	Jul-20	(693.85)
Road maintenance	Aug-20	(5,032.50)
Beddington taxes on 3 common areas - 2020	Aug-20	(639.50)
Beddington taxes on 3 common areas - 2021	Jun-21	(703.45)
State filing fee for BHOA	May-21	(35.00)
Website	Nov-20	(455.60)
Bank interest		33.75
Fees collected May 28, 2020 to July 11, 2021		13,175.00
Bank balance	7/11/2021	27,990.21
Proposed Budget for Upcoming Expenses		
Road work		(7,000.00)
Brush cutting		(1,000.00)
Contribution toward bridge over Pleasant River		(10,000.00)
Beaver "deceiver" on 2nd Southwest Pond		(750.00)
Total		(18,750.00)

Beddington Road Maintenance Association
Annual Meeting Minutes
Tuesday, August 17, 2021

Item 4: REPORT FROM ROAD COMMITTEE

The Road Committee has been comprised of Michael McCoole, David Cole and Stephen Lee. Michael and Stephen did not attend the meeting.

In May 2021, the plan for road work included grading and repairs for: Upper Southwest Brook Road, Lower Southwest Brook Road (filling of low spots), repair of a culvert across Southwest Pond Lane and repair of a washout on Penny Lane. After the damage caused by the heavy rain in July, priorities were changed a bit.

Members provided the following updates on road work that has been completed in 2021:

- Grading of East Pleasant River Lake Road from Shore Road to Southwest Brook Road
- Grading of Southwest Brook Road from East Pleasant River Lake Road to “the bitter end” (the full stretch of the road)
- The steep hill section of Penny Lane was graded and pitched to improve water run-off.

John Galvin asked about any plans to work on Otter Pond Road. The group discussed the damage done on that road by the multiple ATVs that use Otter Pond Road to cut through to Pretty Pond. John may contact the Warden to discuss his concerns about ATV use that is damaging a private road.

Gulley Duplap asked about any plans to work on Spruce Mountain Lake Road that has been damaged by the rains and has not been graded this year. Others on Spruce Mountain Lake agreed that the roads past the causeway between Second and Third Southwest Ponds are showing wear and rain damage.

David Cole agreed to contact John Porter to ask for an update on if any additional work is planned. David also stated that if we need to find a new road contractor, he will be able to refer us to companies that he has experience working with.

Item 5: UNFINISHED BUSINESS

The members agreed there was no unfinished business.

**Beddington Road Maintenance Association
Annual Meeting Minutes
Tuesday, August 17, 2021**

WARRANT ITEMS

Warrant for the 2021 Annual Beddington Road Maintenance Association
August 17, 2021

In the name of the State of Maine, you are hereby requested to notify and warn the members of said association qualified by law to vote in Beddington Road Maintenance Association (BRMA), to assemble via conference/video call on Tuesday the 17th of August 2021, at 7:00 p.m., then and there to act on the following articles to wit:

Warrant Item A: To see if members will vote a Budget to govern various expenditures and financial commitments (following discussion) for the period from August 17, 2021 until the following Annual Meeting. The members approved the following proposed budget.

Proposed Budget for 2022 Expenses		
Road work		(7,000.00)
Brush cutting		(1,000.00)
Beddington taxes on 3 common areas - 2022 (estimated)		(800.00)
State filing fee for BHOA		(35.00)
Website		(450.00)
Total		(9,285.00)

End of Warrant

Item 6: NEW BUSINESS

The members did not propose any new business.

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. Juan proposed that the annual road fee remain at \$150 and the members unanimously agreed.

Item 8: Election of Officers and Road Committee Members, including for Beddington Homeowners' Association

Juan offered to be the President for a second term. Through an email to Juan and Patty earlier this summer, Dalton explained that he would not be able to act as Vice President moving forward. Patty has already served two terms as Secretary and one term as

Beddington Road Maintenance Association
Annual Meeting Minutes
Tuesday, August 17, 2021

Treasurer. She explained that she would like to act as both Secretary/Treasurer for another term but the Bylaws prohibit an officer from holding the same office for more than two terms. Patty asked if the members would approve an exception that would allow her to hold the office of Secretary for a third term and the members approved the exception. Juan suggested that Alejandro Perez would be willing to act as Vice President.

The members approved Juan, Alejandro and Patty as officers for the next two years.

For the Road Committee, Juan as President is a de facto member of the Road Committee. Juan asked David Cole to serve as the Leader of the Road Committee. David nominated Brian Burby as the third member of the Road Committee (and Brian later accepted that nomination). The members approved David, Brian and Juan as the Road Committee for the next two years.

David Cole agreed to contact John Porter to ask for an update on if any additional work is planned. David also stated that if we need to find a new road contractor, he will be able to refer us to companies that he has experience working with. Juan recommended that 2022 road work include Penny Lane past the Prewitt property and asked that the Road Committee consider if there is a way to address the damage on Otter Pond Road.

Patty agreed to send directions to Rebecca Piston for how to reach her camp (Spruce Mountain Lake) using West Pleasant River Lake Road for when the East road is closed for bridge construction.

The meeting was adjourned at 7:45 p.m.