

Beddington Road Maintenance Association
Annual Meeting Minutes
Wednesday, August 17, 2022

Members present:

Rob Allen	Erin Callison	David Cole
Terri Cormier	Juan DelPrado	Gulley Dunlap
Patty Duval	John Galvin	Joanne Gates
Mary Guarino	Loren Harmon	Mary Harmon
True Hesseltine	Chris Latham	Chris O'Connell
Martha Oppenheim	Nathan Oppenheim	Alejandro Perez
Rebecca Piston	Alex Smith	Taylor West
Pam Whittier	Carl Young	

Item 1: CALL TO ORDER

The meeting was held virtually on Zoom (web and telephone) on August 17, 2022 at 7:00 p.m.

Juan offered to read the Minutes of the 2021 Annual Meeting. Those in attendance waived the reading. The Minutes from August 17, 2021 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: Alejandro Perez
Secretary/Treasurer: Patty Duval

Juan provided an update on the Pleasant River Lake River bridge 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 received confirmation of DMR's commitment to more than match our funds and manage the construction project. Bridge construction will occur in the summer of 2023 although a date has not yet been communicated. 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.

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Patty provided a financial summary of the association's funds and expenditures. This financial statement was provided with the warrant for the 2022 annual meeting and was created in July 2022.

2022 Financial Statement		
Bank balance	7/11/2021	27,990.21
Bank fee	8/1/2021	(50.00)
USDA - Beaver fence on Second Southwest Pond	8/9/2021	(241.73)
Road maintenance	9/19/2021	(5,825.63)
State of Maine - donation for bridge	9/19/2021	(10,000.00)
Website	1/15/2022	(179.88)
State filing fee for BHOA	4/1/2022	(35.00)
Property taxes on common lots	7/26/2022	(895.30)
Bank interest		8.01
Fees collected July 11, 2021 to July 26, 2022		13,050.00
Bank balance	7/31/2022	23,820.68
Estimated Budget for Upcoming 2022 Expenses		
2022 Road work		(10,000.00)
Total		(10,000.00)
		13,820.68
Proposed Budget for 2023 Expenses		
Road work		10,000.00
Beddington taxes on 3 common areas - 2023 (estimated)		900.00
State filing fee for BHOA		35.00
Website		200.00
Total		11,135.00

Item 4: REPORT FROM ROAD COMMITTEE

The Road Committee has been comprised of Juan, David Cole and Brian Burby. David described the work that had been completed to grade East Pleasant River Lake Road from Shore Road through Second Southwest Pond and North East Bluff up to the

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Pruitt's driveway. Identified but incomplete projects include grading of Spruce Mountain Lake Road and repairing a wash-out on Hideaway Cove (the road to the Burby camp). If incomplete by the end of the season, those projects would be included in the 2023 road work plan.

John Galvin asked how best to protect Otter Pond Road from the damage caused by ATVs, and Juan and David offered to talk with him about the possibility of a locked gate to protect the road. John also asked if he could work directly with John Porter. The Road Committee agreed, assuming that the work performed is consistent with the Association's long-term road plans.

Alex Smith raised concerns about the road damage caused during mud season and recommended sending an email to remind members about avoiding travel during the worst of mud season.

Members discussed concerns about the safety of the bridge, how traffic would be restricted during the construction project and the possibility of adding weight limit signs. No actions were agreed upon.

Item 5: UNFINISHED BUSINESS

The members agreed there was no unfinished business.

WARRANT ITEMS

Warrant for the 2022 Annual Beddington Road Maintenance Association
August 17, 2022

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 Wednesday the 17th of August 2022, 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 July 31, 2022 until the following Annual Meeting. The members approved the proposed budget provided with the meeting warrant (see above).

End of Warrant

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Item 6: NEW BUSINESS

Patty asked if the members would support a recommendation to eliminate paper (US Mail) mailing versus 100% emailed communications and invoices. This is the method used by the Pleasant River Lake Association – they eliminated any paper mailings several years ago. The members agreed that we should move toward eliminating paper mailings but implement it immediately.

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. The next election year (biannual) will be in 2023.

The meeting was adjourned at 8:00 p.m.