

Beddington Road Maintenance Association  
Annual Meeting Minutes  
Monday, August 28, 2023

**Members present:**

Terri Cormier  
Mary Guarino  
Marjorie Ogg  
Rebecca Piston

Juan DelPrado  
Loren Harmon  
Martha Oppenheim  
Ed Welch

Patty Duval  
Mary Harmon  
Alejandro Perez

**Item 1: CALL TO ORDER**

The meeting was held virtually on Zoom (web and telephone) on August 28, 2023 at 7:30 p.m.

Juan offered to read the Minutes of the 2022 Annual Meeting. Those in attendance waived the reading. The Minutes from August 17, 2022 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 highlighted the recently completed Pleasant River Lake bridge project. Those in attendance praised the work and the final result – a bridge that will last generations.

Alejandro identified that the work done on the roads including the brush cutting has resulted in excellent road conditions.

Patty provided a financial summary of the association's funds and expenditures. This financial statement was provided with the warrant for the 2023 annual meeting and was created in July 2023.

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<b>2023 Financial Statement</b>		
Bank balance	7/26/2022	16,931.68
2023 road maintenance to date	7/3/2023	(7,847.00)
Website	1/15/2022	(259.84)
State filing fee for association	4/1/2022	(35.00)
Bank interest	7/26/2022	6.66
Fees collected July 27, 2022 to July 26, 2023		12,450.00
<b>Current balance</b>	7/26/2023	21,246.50
<b>Estimated Upcoming 2023 Expenses</b>		
Property taxes on common lots	9/1/2023	(818.56)
Estimated additional 2023 road maintenance		(2,500.00)
Estimated additional fees collected		2,500.00
<b>Total</b>		(818.56)
<b>Estimated Balance end of 2023</b>		20,427.94
<b>Proposed Budget for 2024 Expenses</b>		
Road work		11,000.00
Beddington taxes on 3 common areas (estimated)		900.00
State filing fee for BHOA		35.00
Website		250.00
<b>Total</b>		12,185.00

**Item 4: REPORT FROM ROAD COMMITTEE**

The Road Committee has been comprised of Juan, David Cole and Brian Burby. Juan represented the Committee and highlighted the work performed this year.

- Grading and rock removal was done on the full length of East Pleasant River Lake Road from Shore Road through the end of Doe Lane.
- Grading was performed on Raymond Road, Northeast Bluff Road, and Southwest Pond Road.

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- Culverts have been added to Spruce Mountain Lake Road and Hideaway Cove (road after the “bridge” over Second and Third Southwest Ponds).
- Brush cutting has been completed on the main road from Shore Road through that “bridge” over Second/Third Southwest Ponds. Brush cutting on the remaining roads will be scheduled starting in 2024 as budgets allow, and will be done in sections annually to maintain the road widths.

**Item 5: UNFINISHED BUSINESS**

The members agreed there was no unfinished business.

**WARRANT ITEMS**

Warrant for the 2023 Annual Beddington Road Maintenance Association  
August 28, 2023

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 Monday the 28th of August 2023, at 7:30 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, 2023 until the following Annual Meeting. The members approved the proposed budget provided with the meeting warrant (see above). Modifications to the budget that the members approved included potential costs associated with water testing as well as brush cutting.

**End of Warrant**

**Item 6: NEW BUSINESS**

Juan raised two items as new business.

- Fred and Ellen Almquist, leaders of the Pleasant River Lake Association (PRLA), requested that Birch Point Circle residents be removed as members of the BRMA – at the request of some of the residents of that street. Birch Point Circle is a side road off of the section of East Pleasant River Lake Road between Shore Road and the new bridge. The bylaws of BRMA list the roads that are owned by the members of BRMA. The members in attendance discussed the request and concluded that more information should be gathered and analyzed before a decision can be made. They requested that a Position Statement be created that identifies all related questions and issues. Consulting an attorney may be

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required. Juan will inform Fred that no decision can be made at this point, but we will consider the request. The officers will create the document and identify next steps.

- PRLA tests the water from Pleasant River Lake occasionally and reports the results to its members. Juan suggested that BRMA should test the water from Southwest Pond, Second Southwest Pond, and Spruce Mountain Lake on behalf of members. The members agreed and the Harmons recommended that Juan speak with Ray Daily who manages the testing process for PRLA.

Additional new items:

- Members also identified the value of creating a document that includes the history of the Association, why certain properties are included in the Association (and others are not), and the nature of the Association (statutory) and the inherent obligations for members. This document could be used as a fact-based reference for members with questions as well as to inform new members about the Association. The officers will use existing reference documents as a starting point to create this new document.
- Members recommended that maps indicating what properties are included in the Association be added to the BRMA website for members to reference. Patty will create those and ask Dalton to upload to the website.
- In the past, members have chosen privacy over a directory of Association members. The request was made to ask members if they would like to be included in a directory. The question will be asked in future mailings.

**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 annual road fee will remain at \$150.

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

- Juan volunteered to be President for the coming term. This would be his third term in that office, which would be an exception to the Bylaws' limit to two terms. The members approved.
- Alejandro volunteered to be Vice President for a second term. The members approved.
- Patty volunteered to be Treasurer. This would be her third term in that office. The members approved.
- Terri Cormier volunteered to be Secretary. The members approved.
- David Cole, Brian Burby and Juan volunteered to be the Road Committee for the next two years. The members approved.

The meeting was adjourned at 8:50 p.m.