

Beddington Road Maintenance Association
Annual Meeting Minutes
Saturday, June 29, 2019

Members present:

Peter Anzivino
Linda Carter
Juan DelPrado
Mary Guarino
Mary Harmon
Dalton McCooles
Martha Nangle

Rick Carter
Stephen Carter
Patty Duval
Loren Harmon
Kirsten Lee
Mike McCooles
Ann Prewitt

Jean Kaye, one of the three new selectwomen for Beddington, joined us to provide some information about town topics.

- Town budget:
 - The town budget is about \$300,000.
 - \$90,000 goes to the county. The new selectwomen identified that \$39,000 had been overpaid and has been recovered.
 - There are currently six school-age children (two seniors, one each junior, fourth grade, third grade, kindergarten).
 - The new selectwomen identified that the town had been paying for a child not in school. Some of that overpayment has been recovered and the remainder is being pursued.
 - The town hall needs a new roof to address active leaks in the room with the boiler and town records. A metal roof will be installed.
- State 911 Registry
 - The selectwomen are working with the state to update 911 records for the town. The town has set up an email address specifically to address questions about addresses for 911. beddington-911setup@rivah.net
 - Contact this address with information about your lot/address to confirm that the state has your property listed. Others have done this and learned that their property is not in the state system.
 - Captain Obvious says: always call 911 in an emergency.
- Communication:
 - Voice mail at the Town Hall is checked daily (207.638.2514).
 - Email at the Town Hall is checked daily (jkaye@rivah.net).
 - The goal of the new selectwomen is to be more transparent about funding and town business than in the past. The Select Board meets on the second and fourth Tuesday of each month at 7:00 pm at the Town Building. All are welcome.
 - A member requested that the Planning Board post its agendas and minutes on the town site for all to see. That request was communicated to Michael Kaye of the Planning Board who agreed to look into posting minutes (agendas are ad hoc based on who comes with a request).
 - Tax bills will now include the name and telephone number of the assessor. All are welcome to contact the assessor with any questions about assessment value or process.

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- If you would like a dump sticker, contact the Town Hall via phone or email (both above) to request one, at no charge.
- The Tax Collector is now Cindy Gay. She is working toward online payment for tax bills.

Item 1: CALL TO ORDER

The meeting was held at the Beddington Town Hall on June 29, 2019 at 10:00 am and adjourned shortly after 12:00 pm.

Peter offered to read the minutes of the 2018 annual meeting. Those in attendance waived the reading. The Minutes from June 23, 2018 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: Peter Anzivino	Vice President: Juan DelPrado
Treasurer: Kirsten Lee	Secretary: Patty Duval

Peter's comments:

The BRMA had a good year and that is because of the strength of its members. This was illustrated by all those who volunteered their time and assisted in the clean-up from the brush cutting along BRMA roads last year. I would like to thank all of you and acknowledge your efforts.

I would also like to make further individual acknowledgements of notable work on behalf of the BRMA.

- Thank you to Mike McCoolle for a fine job and his tireless work as Road Committee Chairman. The roads are in fine shape and the brush under control because of his considerable efforts.
- Thank you to Dalton McCoolle for his work as Webmaster and the fine BRMA website he has redesigned. All should visit www.BRMA.me to see for themselves.
- Thank you to Kirsten Lee. Vocationally, she is not a financial person, yet she has done a great job as BRMA Treasurer. She and Dalton also advanced the members knowledge regarding important water quality issues by participating in and educating us about Lake Smart. For this, many thanks.
- Finally, thank you to Patty Duval. She always does a fine job as Secretary, but truly shines by assisting all of us in so many ways beyond.

Note: All members are invited to submit photos to 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. Impressive wildlife on NE Bluff Lane, by the way.

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Kirsten provided a financial summary of the association's funds and expenditures.

Balance	June 23, 2018	14,893.47
Network domain	Apr 2018	(174.48)
Beddington taxes	Jul 2018	(652.29)
Roadside trimming	Jul 2018	(3,000.00)
Road maintenance	Aug 2018	(7,880.00)
New website creation	Nov 2018	(143.84)
Total expenses		(11,850.61)
Fees collected since June 23, 2018		14,274.48
Balance	June 26, 2019	17,317.34

Both Patty and Kirsten reinforced the value of members providing email addresses. The list of email addresses has increased to more than half of the members.

Item 4: REPORT FROM ROAD COMMITTEE

Mike McCool provided an update for the Road Committee. He reminded us that the members had approved \$9,000 in 2018 for road work to be performed into 2019. Because of the wet Spring, the work had not begun as of June 29. Mike has spoken with John Porter to prioritize work in 2019. Priorities include:

- Focus on Southwest Pond Lane
- Light grading overall as the roads are in good condition
- The three culverts near Raymond Road appear to be lifting, but the work to fix those can wait another year.
- Road flooding across from the Berards may be addressed if normal Summer drying doesn't address it.
- Mike explained that he directed John to limit the work to \$6,000 of the \$9,000 that had previously been approved by the members.
- Mike recommended some brush cutting each year to keep the growth under control. See Budget.
- Ann Prewitt described problems with NE Bluff Road past Penny Lane (past the apple tree). The road is in very poor condition. The members agreed to address. See Budget.

Item 5: UNFINISHED BUSINESS

During the 2018 Annual Meeting, Loren recommended that the Association start to plan for when the bridge over Pleasant River will need to be repaired/replaced. The bridge was rebuilt about 5 years ago and the life expectancy is approximately 10 years. The bridge is built on state land, named the Dam Lot.

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One solution could be to use the same design as the bridge over Canoe River on the west side of Pleasant River Lake built by AC Haines Lumber Company. Another option that Loren explained is an organization exists that may be a resource for this project. Project SHARE is an organization with a mission to restore Atlantic salmon habitat in Downeast Maine (<https://salmonhabitat.org/>). Their interest is maintaining areas for salmon migration.

Loren contacted Steve Koenig, SHARE's Executive Director. Project SHARE uses a design called a bottomless culvert. Steve came and assessed the bridge. He confirmed that the project is consistent with what Project SHARE specializes in.

Although Steve showed some interest, Loren believes that if multiple Association members reached out to Project SHARE, they may take more interest in the project.

Please consider emailing Steve at skoenig@salmonhabitat.org. Explain that you are a landowner that relies on a bridge on state land over a stream that flows from Pleasant River Lake. You would be very interested in learning how Project SHARE could help repair or rebuild the bridge to ensure that you can continue to enjoy your property but also to protect the area which likely houses many species of wildlife. If you do this and hear back, please share what you learn with me at pattyduval3ok@gmail.com.

Warrant Item A: Budget to govern expenses from June 29, 2019 until the 2020 Annual Meeting.

The following budget items were proposed and unanimously approved:

Road work as explained in Item 4 above	6,000
Road work buffer if needed	1,000
Brush cutting	1,000
Road work specific to NE Bluff Road past Penny Lane	1,500
Total	9,500

Road work in 2020 before the Annual Meeting - Up to 80% of the bank balance at the end of calendar year 2019

Warrant Item B: Approve Modifications to Bylaws

Peter has asked Deke Talbot, an attorney who has provided legal work for the Association before, to review the bylaws and to register BRMA and BHOA with the state. Since BHOA owns the common lots, that Association must be maintained with the state. Deke has begun his review and recommends one change. From the current version of the bylaws, dated May 27, 2017, Article III (Membership) Section 7 states:

Section 7. MEMBERSHIP NONASSIGNABLE Membership and the rights and privileges of a member shall not be assignable.

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To better clarify the rights of the property owner, Deke recommends the following change:

Section 7. MEMBERSHIP NON-SEVERABLE Membership and the rights and privileges of a member shall not be severable from the ownership of a lot.

The members unanimously approved the change. The updated version of the bylaws will be added to the website at <http://www.brma.me>.

The members requested that Peter ask Deke for an invoice for work performed. The members had approved up to \$1,500 for legal fees during the 2018 annual meeting but no invoices have been submitted to date. Peter agreed to request an accounting.

Item 5: NEW BUSINESS

Dalton introduced the members present to *LakeSmart*, an initiative from Maine Lakes Society. *LakeSmart* is an education and reward program that assists lakefront homeowners manage landscapes in ways that protect water quality. The program is free, non-regulatory and voluntary. Participating homeowners receive individualized suggestions for keeping pollutants in stormwater out of lake waters. This type of contamination is the leading cause of damage to lakes. Dalton and Kirsten have invested their time to become trained to assess a lakefront property to determine if changes can improve lake health. If you'd like to learn more, consider visiting <https://mainelakessociety.org/lakesmart/> or asking Dalton about his experience with the program at BRMA.webmaster@gmail.com.

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.

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

Peter and Kirsten each stated that they would not run for re-election. The following officers were nominated and unanimously approved by the members:

President	Juan DelPrado	Southwest Pond
Vice President	Dalton McCooile	Spruce Mountain Lake
Secretary/Treasurer	Patty Duval	Spruce Mountain Lake

The new remittance address for annual dues is:

Patty Duval
30 Kathy Circle
Bridgewater, MA 02324

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Item 9: Reading of minutes of meeting just had, if requested.

The members voted to waive the reading of the minutes of the current meeting.

Item 10: Approval of minutes of the meeting.

No vote was taken, as the minutes have not been created. The minutes will be created and shared via email, US mail and on the Association website.

Patty asked those in attendance if a late June date for the Annual Meeting continues to be the best timing, and the members agreed that late June was better than Memorial Day weekend. Unless a member offers to host the 2020 Annual Meeting on their property, rain or shine, the 2020 meeting will again be held in the Town Building.