

Beddington Road Maintenance Association

Annual Meeting Minutes August 26, 2025

Via Zoom

Attendees:

Patty Duval, Terri Cormier, David Cole, Alejandro Perez, Juan DelPrado, Rebecca Piston, Joanne Gates, John Galvin, Chris O'Connell, Mary Harmon, Loren Harmon, Ed Welch, Christina Remillard, Martha Nangle, Nathan Oppenheim, Sherry Hall, Gulley Dunlap, Alex Smith, Mary Guarino

Call to Order:

The meeting was called to order by President , Juan DelPrado

The minutes of the previous year's annual meeting were discussed and approved as read.

The minutes will be posted on the website.

Vote on continued existence of BRMA and BHOA (which owns the three common lots):

Motion was made by Juan to continue the road associations, 2nd by Patty, all approved.

Reports from Officers:

- President's Report – Juan reported on the conversation with the Birch Point land owners, still no resolution this year to the question about payment of dues to BRMA.
- Vice President's Report: No report from Alejandro
- Treasurer's Report: Patty reported on the financial status of BRMA and the treasurer's report. The budget was emailed out to all members for review. Also an overview of what we plan to spend this year. Taxes are paid on the common lots to date. The Brush cutting is also paid. We are still waiting for a few road maintenance fees to come in, she reported that usually around 70 % of land owners pay their annual dues. She will be sending out a 3rd request soon to all unpaid land owners.
- Secretary's Report: Terri reported invoices had been emailed and mailed to those with out email. Thanked all who have responded.

Road Committee Report:

- Juan thanked the Road Committee for all their work and time
- Road Commissioner David Cole gave the report for the committee. He reported that overall the roads were good and that plenty of rain was helpful and that Hanscom's does a good job grading the roads. There needs to be a culvert installed before Raymond Road and this is on John Porter's to do list. Also discussion that there should be a culvert replaced on Southwest Brook Lane, a used one would be ok, asked members to keep an eye out for a used one to replace this in the future. Randy will continue Brush cutting on NE Bluff, Penny Lane, Abbey, Raymond and SW Brook Road. Eventually we hope to keep the brush down enough to be able to use a tractor and sickle bar that will be less expensive and do this more often. Will need to find someone to do this moving forward. Member Gully asked if the turn around would be graded and smoothed out, Dave said next year this would be done. Mary Harmon asked about cutting the blind curve brush near her, Juan said he would get over and get this cleared out for her.

Unfinished business:

There was further discussion about the 30% who do not pay. Patty thought that we should reinforce that we are not a “Statutory Road association” and land owners are required to pay. Juan thought we should post on the website more about this and property owners are bound to pay the road maintenance fees. Liens were discussed but the members were not comfortable with this approach at this time. Patty mentioned perhaps drafting a letter to these 30% that is more informative about the requirements of BRMA and the land owners. Perhaps adding a list on the website of what properties fall under the BRMA. Mary mentioned adding the statutes as well for further clarification. There was discussion if the fees and rules are in the bylaws. Patty will research the statutes, fees, interest question and see how we can incorporate this into a better understanding for the future. Ed Welch commented to lay out a plan, draft a letter, about the privileges and what the bylaws say about non payment or late fees. Rebecca asked about property sales and how we keep track of that, Patty reported that more title researchers are contacting us when a property is sold to resolve any unpaid dues as the property is transferred to new owners. This is not 100% but has helped to settle some unpaid dues.

Further discussion regarding Birch Point was discussed and more information will be gathered to be discussed at a later date.

Warrant Items:

2025 Budget Approval; Vote to approve the 2025 budget as presented was approved and voted approved by all.

New Business:

Patty asked if the Zoom meeting platform was working for all or if any interest in meeting in person in the future, all felt that Zoom was working well.

Annual Road Maintenance Fees: Patty presented Item 7 of the agenda, discussion was held whether to raise the road maintenance fees, it was voted to leave the current fee. Juan motioned this and all were in favor.

Election of Officers: Juan presented Item 8 of the agenda and all current officers agreed to stay on in their positions. Patty agreed to stay on to an exception in the bylaws and all agreed. Mary asked when the bylaws were last updated, it was discussed they were in 2017. It was discussed as an action item to review the current bylaws and what updates might be needed.

Comments : Ed Welch asked members for any Solar Company referrals. Chris O’Connell thanks all the officers for their work and dedication.

Meeting Adjourned by President Juan DelPrado