

## Minutes of the Annual Meeting of SPRA

Held August 25, 2013 at 10 a.m. at Ramparts Parking Lot

The meeting was called to order at 10:10 a.m., Present from the Board was Jeff Wilkinson, President, Linda Mycock, Vice President, Steve Walker, Bev Keniston, Jenessa Feeney, David Vance and Cheryl Bolduc, Secretary; absent was Janelle Goff. Treasurer Jim Mycock was also present. There were 19 residents present representing 24 properties and two proxies for a total of 26 making a quorum present for the meeting. Jeff Wilkinson introduced all board members present and the residents were asked to identify themselves. Coffee and donuts were provided by the Association and Janelle Goff had them delivered.

The first order of business was to review and approve the minutes of the last Annual meeting in 2012. A motion was made by Ned Johnson to approve the minutes as written, seconded by George Jones. A vote was taken and it carried.

Treasurer James Mycock gave his report indicating that we still had 6 unpaid residents from this year and two unpaid residents from a previous year. Payments had been made at the meeting reducing the number from the Financial Report. It was also noted that there were two liens on properties, (1) for two years (The DeSalle's) and (1) for one year (the Penney's). Jeff Wilkinson commented that we do not like utilizing liens but we have to protect our interests. This is only a last resort when collection fails. The current balance is \$18,893.38 in the CD and \$14,017.05 in the savings/checking account for a total of \$32,910.43 in cash assets plus the five dues collected at the meeting that are as yet unaccounted for in the books.

Carl Hill inquired about the spreadsheet which identified the resident lots and the amount each lot was assessed and ultimately paid. There was much discussion on this matter about our desire to maintain as much privacy as we can while satisfying the needs of the residents who are interested in those who are not paying their share, and/or wondering how parcels are assessed. All parcels are assessed in accordance with the latest addendum. It was suggested that it get put on the website. There was concern about litigation issues and revealing personal information on a web format. It was determined that we can put the list of lots and their assessments only on the Web since the town already posts the properties and the tax values etc. It was also determined that the Treasurer would come to the next annual meeting with the list of people who are in an 'unpaid' status. This would be more efficient since Jim received five payments right at the meeting and any lists prepared ahead of time could be outdated before the meeting starts. Everyone agreed to this suggestion.

A motion was made by Ned Johnson and seconded by John Hill to file the Treasurers report as written. A vote was taken and the motion carried.

Next on the agenda was Maintenance issues addressed by Steve Walker who advised that he had gotten from Ramparts two quotes to do work on both Sabbady Point and Outlet Cove Rds. There was also pricing per foot for curbing should that be desired to help with the runoff from water coming down the road. Tom has been ill and Steve was unable to get any dates firmed up. Steve is to try and communicate with them again to set dates up for this fall. Since the board is desirous of maintaining a basic level of funding in the checking account it was determined that we could only do one section this season in order to be able to do other maintenance if necessary. It was determined that Sabbady Point Rd. was most in need of repairs. Outlet Cove would wait another year.

There was discussion about how to handle the runoff to keep sand and dirt off the pavement and how to maintain those drainage pit areas that need to be open to accept the water. Carl Hill said a better maintenance plan should be adopted to keep the drainage pits functional. There was much discussion on what we are allowed to do and how we handle getting permission from the homeowners for the drainage pits to be maintained. Since these pits are on private land we also need permission from the homeowner to run water into a ditch on their property, and/or to work on the property. There are about half a dozen areas where we utilize this drainage pit concept and it was determined that the Board will develop a map showing exactly where the pits are currently located. We will communicate with the homeowners to insure their acceptance of the pit and its needed maintenance. It was mentioned that some properties have changed hands and we should tie the ditch to the lot number for identification purposes. All agreed that approaching the homeowners was a courtesy and should be done. Then it will be posted on the website map.

Carl also complained about the low hanging branches touching his antenna when traveling the road. Jenessa Feeney states that homeowners should all be trying to trim the trees in their own area and keep their section of the road clear to help the situation out. This does not necessarily have to be an association responsibility. Jenessa comments that this was handled better when we knew the school busses were traveling the road and we had to keep the branches higher. It was mentioned that Steve has been very gracious about trimming and taking care of small items on his own time to keep maintenance in check. It was suggested that he get paid for his work, and all agree. However, he has consistently refused pay. Again it was suggested that he walk the road and identify areas of concern. He suggested calling him if there is work to be done that he does not notice. A short plan can be put together and funding requested. All agreed that this is the ideal way to handle the maintenance. The Board reinforced that maintenance work should go through the bid process, get approval and then have the work done.

Steve wants to approach the Nursing Home at the end of the road about cutting back some shrubs that are interfering with good viewing of Rt. 115 when trying to exit the road. It was agreed that he should do this.

With regard to other maintenance issues, the concept of the right of way on the road was discussed again. It is often difficult to tell exactly where the ROW is and how much on either side of the actual road can be legally maintained by the Association. We all agree that the ROW gives us the right to do maintenance work like cutting branches etc. that hang over the road to keep driving safe. However, many also believe that the home owners should be made aware of the problems and any cutting should be discussed before it happens.

Steve discussed getting a surveyor to actually map out the road once and for all so that we know definitively where the road goes. Some think this may be too expensive. It was also suggested that perhaps we can do an inspection of all the pins up the road since most people know where their lot lines are. It was suggested that this certainly could be done but that still wouldn't help us get through the legal ease in the deeded ROW paperwork from Black. Since the issue at hand was controlling the drainage pits on six properties, it was determined that this larger project would be taken under advisement for further discussion by the Board.

It was then determined that as a first step, when we send out the bills each year we add a statement to the bottom of the bill that states the road association will be maintaining the deeded ROW and that might mean cutting branches, or small trees away from the road. WE would ask that anyone who does NOT want this to happen on their property advise the board by signing the notice and returning it as soon as possible. Once on record, the permission would stand until revoked by the homeowner. This could also cover the 6 properties that have drainage pits.

There was a question by Elizabeth Fillinger about the basketball hoop on the road, near the DeSalle's. After a bit of discussion it was determined that it had been removed. It was also stated that a transition may be happening in the house since there has been a lot of rubbish and someone said they think the code enforcement officer had been down. It was noted that the property has been used as a rooming house and it may not be legal to rent it out that way. DeSalle's currently have two liens on their property for unpaid assessments. They are currently being assessed one fee even though everyone believes it should have been more due to the amount of people living there.

Elizabeth Fillinger made comments about the parking area at the end of the road for the school children. The new system seems to be working very well. One word of caution however, residents leaving the road in the morning need to be very careful for the children trying to cross the street to get to the stopped school bus. It never seems to stop at the exact same spot and you need to watch for the kids who occasionally are in the middle of the road. She reminded everyone driving to be respectful of other drivers and the children in particular who are waiting to cross for the bus.

It was determined that we will do a newsletter so that the content of the meeting can be viewed by all those residents who do not show up in person. Again it was noted that it is unfortunate that we are barely able to get one third of the properties represented at the meetings.

Other words of caution by Jeff Wilkinson are drive carefully and slowly on the road and please pick up any trash that you encounter while out walking. There are still a lot of children on the road and there also seems to be a lot of teenagers and their friends driving the road. Watch for the curves and stay on your own side of the road to avoid an accident. On more than one occasion there has been a near collision on the curves.

There was a discussion about the road assessments and it was determined that for the upcoming 2013/14 season we would maintain the \$250 rate and/or the current fee structure as outlined by the latest Addendum. Jenessa made a motion to this effect, Ned seconded it and a vote was taken. The vote carried the motion. No fee changes this year.

There were four board seats to be filled this year. Incumbents, Jenessa Feeney, Janelle Goff, Jeff Wilkinson and Cheryl Bolduc agreed to be nominated for these positions. David Vance who had previously advised he would be stepping down this year changed his mind and his seat will be maintained until 2014. He will be free to step down at any time in the coming year and the Board can appoint someone to hold his seat for the remainder of his term.

A request for floor nominations was made and since there were no volunteers a motion was made to vote the slate of candidates into office by Ned Johnson. Dick Loveitt seconded the motion and a vote was taken. The vote carried and all candidates were welcomed back. It was noted once again that the current board is at 8 members with 7 regular and one alternate. This allows votes to take place when or if someone can't make a scheduled board meeting. This was the situation in the 2012/13 season and it worked well.

A motion was made at approximately 11:30 a.m. by John Hill to adjourn the meeting, since there was no further business to be addressed. George Jones seconded the motion. A vote was taken and it carried, Adjourned.

Respectfully submitted,

Cheryl A.V. Bolduc, Secretary, SPRA