

Revision 2  
August 19, 2011

Minutes of the Annual Meeting  
Sabbady Point Road Association  
August 22, 2010

The meeting was called to order at 10:15 a.m. The meeting was held at 6 Sabbady Point Road, at Ramparts Enterprises, LLC - we thank them for hosting and allowing us to use their office during the rain. Proxy votes for Pat Niboli (2) were collected. A quorum was achieved.

The first item of business was the reading of the minutes of last year's annual meeting (which were passed out and available at the meeting). A motion was made by John Hill to dispense with the reading and simply file them. The motion was seconded by Jim Mycock, a vote was taken and the motion passed.

The next item of business was the Treasurers Report. Jim Mycock passed out a sheet detailing the expenses for the year totaling \$4 ..... He presented a pie chart which showed very clearly where all the money was spent. Great job Jim! His report noted that the savings account balance was at \$20,875.81 and that in a month or so he would explore the possibility of putting some money in a CD to achieve more interest.

Jim's report also noted that there were a total of 5 unpaid assessments. Two of the assessments totaling \$315 were from homeowners that were on a payment plan. The other three simply had not paid and although two notices for payment had been sent, they were unfruitful. At this point the By-Laws will be followed up to and including putting a lien on the property. All possible efforts will be/have been, put into collecting before this action is taken.

A motion was made by Doreen Gibson to accept the treasurers report as given, John Hill seconded the motion, a vote was taken and the motion passed unanimously.

The third item of business was a discussion of Board member nominees. It was stated that four board members terms were up. These were Carl Hill, David Vance, Jeff Wilkinson and Cheryl Bolduc. An appeal was made to the membership in attendance for additional 'new blood' to participate in the management of the road. At first there were no takers. After continued conversation volunteers to be on the board were, Bill Gannon, Jenessa Feeney, Jay Cross, and Janelle Goff.

Cheryl Bolduc nominated the existing board members to be re-elected for another term to insure continuity on the Board. Linda Mycock mentioned that she really appreciated having the existing board members since they represented a lot of history and were very helpful in taking care of the association. Carl Hill refused the nomination, the other three accepted. Cheryl then made a motion that the full slate of nominees be voted on and made a part of the Board of Directors. Jim Mycock seconded the motion, after a vote of the membership the motion passed. Welcome all new members, your help will be much appreciated.

Doreen Gibson inquired of the membership if it would be OK to widen the end of the road from their driveway to the end where Route 115 starts. They would pave it and put a curbing to the sidewalk. Much discussion was had relative to this and the fact that the school bus will not be traveling down our road, as private roads are no longer allowed the 'luxury' of having the school bus pick up. All children, old and young will have to be at 115 in order to be picked up by the bus that will travel only along Route 115 to the school.

It is assumed that all parents will drive down to the end of the road with their children especially the very small ones and wait with them for the bus. This could cause some congestion and the wider road might be an asset at that point.

A discussion was had about the possibility of putting a shelter for the school children at the end of the road. Doreen Gibson has said that she would be willing for it to be on her land. It was also mentioned that we need to be careful so as not to obstruct the view of cars turning onto Route 115. It was determined that a committee would be developed to look at the ramifications of widening the road and also putting a shelter up. On the Committee are Steve Walker, David Vance, Jeff Wilkinson Doreen & Tom Gibson.

The committee will also look at the fact that perhaps we should wait one year on the shelter to see exactly what does happen with the bus. Some think that perhaps the town will change their minds, that once they see the traffic being halted all the way down Route 115 and decide to alter the plan. Janelle mentioned that she remembers as a kid one year having the bus and another not having the bus. Linda Mycock was at the town meetings and was doubtful that they would change their mind. In any event we might just take a wait and see attitude on the shelter to see how the traffic unfolds etc. before building a shelter. It was determined that to do the paving now might be a good first step. John Hill mentioned that before they do the paving a possible location for the structure (should we decide to build one in the future) be determined so as not to have to do any rework at a later date. All good comments and everything will be taken into consideration by the committee.

Steve Walker made the comment that perhaps if a lot of parents take their kids to school and the buses are not full maybe the town would drop the bus and that would not be a good thing. Linda mentioned that she picks up about 5 kids and takes them to school.

Jay Cross, a new owner on Pride Lane, questioned whether the membership was aware of, and had discussed the water issues faced by the owners. Flooding is a concern, Lynn Cross mentioned that because they are not in a flood zone they cannot get insurance that would help them with water damage should an incident occur. This is of concern since there is water in the basements etc on that road. Beverly Keniston the owner of Mike Tevanian's property mentioned that water actually runs through her garage all winter and apparently goes out; however there are rust stains etc. as evidence of the water. She is also concerned that when it is cold the water freezes and slippery conditions are dangerous and becomes a safety issue on the road.

Jay thinks the culvert is too high and seems to be pitched the wrong way, apparently this condition is due to movement and perhaps the culvert is bowed. He advises that he tried to use a long piece of wood to free up debris in their but could get the wood through to the other end. Fred Fillingner agreed that the culvert is not draining properly because it is too high and thus the pond is high since it is not draining. It was suggested in conversation that we need a deeper set culvert and a different pitch to accomplish our goals. Carl Hill agrees that the culvert is partially uncovered and has moved. Owners are concerned that it gets fixed before the paving is broken away and further damage occurs to the road. This work would be most appropriate right after the lake is drained down by the dam and before winter.

Jim Mycock inquired about a small dam there which might allow us to move out a board (such as we do on the big lake) which would allow the residents to control better the flow of water across the area into Little Sebago. Carl mentioned that apparently there was discussion sometime ago, about 10 years, about a plan similar to this, a permit would be needed to do this type of project and the project never came to fruition. This type of project would be expensive because it would probably be considered a 'new construction' project and need review and permitting, and subject to the laws of today.

Jeff Wilkinson told the membership that this matter had come before the board before and that there was a cost element of about \$2000 to do the work needed at the time to correct the culvert, which we would consider a maintenance issue rather than a new construction project and the Board voted on a donation of \$500 to that project. The project also never came to fruition. Apparently everyone living on Pride Lane but the Lees agreed to pay a portion of the fee.

Some discussion was had about the history of the road. Beverly Keniston inquired why their road was not considered part of the main road and if it was not why they had to pay the assessments like everyone else. Cheryl Bolduc gave a little history of the road mentioning that in years past the Pride Lane was actually only a driveway covering the home owned now by Jeff Wilkinson. (David Vance brought this up and agreed that this was the case) Apparently the property boundary for Jeff Wilkinson's property is directly in the middle of the creek. Access to houses beyond him was done by an unofficial neighborly agreement with previous owners of Jeff's home. Properties on the other side of the creek actually were extensions of a road off Sandbar from Rt. 115. Over the years owners of camps were allowed to cross to get to their property and it became the norm. When the Lees built their house they in fact covered up a second draining point and also built directly on the easement (ROW). No one was sure how they got this permit allowed.

Jeff Wilkinson mentioned that Pride Lane and Passby Point Rd were both in the By-Laws and that perhaps the association should be responsible for the maintenance. At the time the association was officially developed and the

corporation papers signed by homeowners, due diligence was not done since there is no legal authority for the Association to cross the property on Pride Lane. We do have a legal right of way (easement) for the main road. The situation should have been corrected then, or Pride Lane should have remained a private road paying assessments only to access Sabbady Point Road, Passby Point Road is I believe the same situation. Carl remembers that the dirt road Pride Lane was there before 1955 when they started coming here.

This is a very sensitive situation and it was determined that a committee would be developed to review the situation, clarify the intent of the By-Laws and report back to the Board with recommendations. If the board (Association) does any work there a right of way easement would have to be developed to allow legal access to the area. It was determined that the committee working on these issues needed to be made up of an equal amount of Pride Lane owners and non owners to have a balanced effort to the process. The Committee will be comprised of Carl Hill, Steve Walker, David Vance, Jeff Wilkinson, Jay Cross, Beverly Keniston.

Cheryl Bolduc advised the membership that the Board's goal is to interpret and administer the By-Laws in a manner that is consistent with fair and equal treatment for all. We try to follow a strict guideline in interpreting and when necessary write clarifications such as the Addendums. She assured the membership we would look at the situation fairly and impartially to insure proper treatment for all.

Cheryl further reminded the membership that the current Board members over the years have put in countless hours resolving issues and maintaining the road and developing paving plans for the good of all. It is a thankless job but reminded the members that it's done because we care for the road and want to insure that it is kept nice. Cheryl wanted to recognize the work especially that was done by the Treasurer, Jim Mycock. There are a huge number of hours put into this effort, checking names at the town to insure correct information etc, numerous mailings, and we thank him for his huge effort.

John Hill wanted to inquire could something be done about the water around his house and Carl's house. He mentioned that he spend about \$10K of his own money working his property to handle run-off so that water would not get into his basement. Cheryl mentioned that his was a difficult situation since he was down grade from a hill and fixing that problem is a difficult one. It was mentioned that dry wells were put on the Johnson property to help with the water flow down over the hill and that they are maintained by the road every year. This effort has helped the flow. We can certainly take another look at this in the future after we resolve the other open projects.

Steve Walker mentioned that it might be a good idea to have a committee that routinely reviews the maintenance needs of the road in an effort to catch problems before they get too bad so that we can minimize the paving needs, or at the very least prolong the existing paving. It was determined that this could and should be done and that we would continue this year the way we are with the Board working on this project until we get some of the other issues, such as Pride Lane resolved.

Jeff Wilkinson brought up the issue of Errors and Omissions insurance for the Board members. We have been trying to find an insurance company to quote this. WE believe it is expensive but the Board feels that it should have it to cover any future problems that might arise. Cheryl Bolduc mentioned that although we try very hard to administer the rules evenly and in strict accordance with the By-Laws there could be a time when our decision was not good for a particular homeowner, who might take exception to our decision and decide to litigate. It is not fair that we take this risk personally. George Jones agreed (as do the other board members) and mentioned that he would try to find some local agencies that might give us a quote for insurance. He will report back to the Board. He plans to be here about another month. It was discussed that the Little Sebago Lake Association does have E&O insurance for their officers.

A discussion was held about the road assessment for the upcoming 2011 period. After very little conversation Carl Hill made a motion to keep the dues at \$250 the same as recent previous years. Beverly Keniston seconded the motion. There was some discussion. John Hill asked whether or not the proposed dues would be enough to take care of the projected paving costs as scheduled. Jeff Wilkinson thought that perhaps it would not, however we were trying to watch the issue so that no one would be faced with a 'high' amount of dues in one year. Cheryl Bolduc mentioned that we are aware of the possible shortfall and will take that into consideration when new paving is planned. John was satisfied with that response.

David Vance brought up the Gannon property where the rubbish truck turns around at the end of the road and the paving there is somewhat in need of repair. The snow plow issue was also brought up. Bill asked if anyone had been down to see the paving. Cheryl Bolduc said she in fact had driven down to the end to see what was happening. She went on to say that the road did not go past the Wilke property driveway. She reminded them that the right of way ends at Arrowhead, and that Wilke use to access their property via Arrowhead. Gannon's sold Wilke a small piece of land so that they would have access to the road; however that is private property and not a part of the road. Based on this the association is not authorized or required to maintain, it is in fact private driveways. David asked if the Board would look at a plan for a turn-around. Cheryl Bolduc advised that certainly we would look at any plan that was presented but reminded Bill that there were other 'issues' outstanding that needed to be resolved before any action would be taken on the road issues. Bill acknowledged this and understood.

With no further action to come before the membership a motion was made by Beverly Keniston to adjourn and Carl Hill seconded the motion, after a vote the motion passed, the meeting ended at approx. 11.45 a.m.

Respectfully submitted,

Cheryl A.V. Bolduc, Vice President SPRA