

SPRA ANNUAL MEETING
AUGUST 23, 2015
67 OUTLET COVE RD. (THE MYCOCKS)

The Meeting was called to order at 10:10 a.m. The entire Board was present and collectively there were 26 residents in attendance representing 30 voting properties, all of whom signed a log. It was determined that a quorum was met. The list of attendees is attached hereto. There was one proxy vote held by the Bolducs for the Cahalen property. The President, Jenessa Feeney asked that everyone introduce themselves starting with herself.

The first order of business was to review and approve the minutes of the 2014 Annual Meeting held last August. After review a motion was made by Ned Johnson, seconded by Pat Niboli and without further discussion +a vote was taken and passed unanimously.

The Treasurers Report is the next order of business. The current Savings Account Balance is \$27,318.84; the current 18-month CD balance is \$20,505.29 for a total Cash Asset value of \$47,824.13. There are currently 10 members unpaid for 2015 totaling \$2500. (Although the report shows 11 members and \$2750. – one resident paid at the meeting). There is a typo on the report, the year is written as 2014 and should be 2015. There are two members with unpaid dues for previous years totaling \$750.00. Expenses for the year from 8/24/14 to 8/22/15 were \$4,829.83. A copy of the report is attached to these minutes. All unpaid residents have been forwarded to the Attorney for collection and placement of Liens should collections fail. A motion is made to file the financial report by Ned Johnson with the corrections as noted, seconded by Jim Schwab, and the vote was unanimous.

At this point President Jenessa Feeney thanks Jim Mycock for his service as Treasurer over the years. It is determined that there will be some training and a transition period for Judy Vance to take over this office. Jim will see to the necessary changes to effect this change. Jim will remain the IT consultant for the Association.

Planned Maintenance Tasks is the next order of business. The board will work on the anticipated paving of Outlet Cove Rd., when questioned about the Sub-Committee report by Carl Hill, Jenessa advises that we have been too busy trying to fill the Treasurer's position to give attention to it. Road sweeping will continue in this coming year and there will be a Road Clean Up day which is tentatively scheduled for October 18, 2015. The rain date will be October 25, 2015. Residents wanting to participate should meet at the mailboxes at Dad's Way at about 9:00 a.m. and bring your own tools. Suggestions and input from the residents is welcome as to what areas to work on and what the scope might be.

Ned mentions that the sign at Outlet Cove Rd. needs repair, the bolts are coming through and new ones may need to be installed. It is determined that this can be done on the annual work day. A ladder or truck may be needed to do this.

General Road Issues were discussed. Once again residents are asked to maintain the speed limit as posted and to advise their guests, contractors, family and especially the younger drivers to obey the speed limits to make sure that walkers, children and animals are all safe on the road. It is also mentioned that there is trash on the road and residents are asked to be particularly careful not to litter on the road. Please be vigilant and if you see trash, you are asked to pick it up if you can. WE are trying to keep the road clean and free of debris even though it can be a nasty job.

Board Nominations. Jenessa indicates that the board is looking for more resident participation in road matters. She herself is resigning as President this year; with an active career and children it is difficult to devote the necessary time. She will continue to sit on the board until her term is up next August 2016. For this reason we are looking to have people in the loop that can be ready to join the board when necessary.

At this time, Jeff Wilkinson past president and long time board member is resigning and will be leaving the state in a short while. Steve Walker's seat is up for re-nomination this year but he has declined to be re-nominated and has also resigned his seat for now. Cheryl advises that the bylaws require our Board to be between 3 and 7 members. With the two resignations that leaves the board at 6 members with one Alternate. The Board can

continue to function with these numbers. Germaine Lang has agreed to continue to be an Alternate but does not feel she can step into a full Board seat at this time due to her career obligations and the uncertainty of her schedule. There are no accepted nominations from the floor for the available Board seat.

Steve Pettingill new owner on Outlet Cove Rd. nominates his wife Gina to be an Alternate on the board, who, after some discussion agrees to get her feet wet. Cheryl will send Gina an email with information about the board that may help, the Bylaws etc. Jim Schwab of Pride Lane indicates that he would volunteer when possible and would like to know more about the road association. Cheryl advises that she will send him some information by email also, and will definitely contact him when we get to the Pride Lane paving and culvert project. David Brackett mentions that his wife Heather might be available and he will discuss this with her. It is mentioned that we meet about 5 times a year and do a lot of work by email when possible.

2016 Budget Discussion: The money currently held by the Association is discussed. It is determined that we need to develop a long range plan for a "Reserve Account" that will define our paving and maintenance needs and our requirements for funding. This should be done after we have completed the two tasks at hand. First the Outlet Cove Rd. paving issues and then the Pride Lane paving and culvert issues need to be addressed. It is mentioned that these two projects could consume the bulk of the funds on deposit.

There is discussion about the history of Pride Lane and the fact that in the beginning there was only one or two houses granted permission to use Sabbady Point Lane. Duffy Fillinger owns the land up to the culvert. The other two houses were technically accessed by Sandbar Road, and in fact there is still a right of way over the Schwab property that connects Pride Lane and the other road. We are advised there are still summer water pipes on the right of way. The Lees, who rebuilt that property, denied access to the right of way saying it was private property. At this point the Association will continue to maintain the road and in fact Pride Lane will be repaved after Outlet Cove Rd. is done, even though the first layer of paving was done by a resident who had some remuneration from the association as reimbursement for his expense.

David Vance raises a question as to whether or not SPRA actually paved a second coat on Pride Lane. Our paving chart indicates that we have, and more investigation will be done to determine this answer. WE will look for old bills to determine this although it is questioned what difference this makes now since we are going to maintain it.

At this point, Joanne Vance says that before any paving is done someone who knows what they are doing should be involved, like her son David. It is assumed that the paving was done wrong. There are some comments about the initial quotes being done by Rampart and then Rampart sold to All State and perhaps some details were lost in the transition. However, Steve Walker and Cheryl Bolduc point out to Mrs. Vance that the paving was in fact shimmed to shed water across the road since they had indicated that the water flow from the road was running down their drive and washing out their beach. It was also pointed out that a repair to the high shoulder in question was voted on and approved early last year, but that the board was waiting on quotes which dragged out for several months, as a board member David was aware of this. Finally in November 2014 the work was awarded to a contractor and completed within two weeks.

It was also noted that Mrs. Vance went ahead and made paving repairs on her own and subsequently asked the Board for financial consideration against her dues for her expense. The Board agreed and waived the Vance dues for 2015. She states at the meeting that she still has an issue with the paving that was done and that it is too steep for her to get to the mailbox, Judy advises that their boat trailer scrapes when launching it; the repairs that Mrs Vance had done did not resolve the issue. Ned Johnson makes a motion that the Board look again at this paving issue, Pat Niboli seconds it and the vote is unanimous. There are some suggestions that perhaps when Outlet Cove Rd. is done if there is extra paving a little can be used at the Vance property. This can be considered at the time of paving, however if the paving is already too high adding more might make the problem worse.

Additional conversation is had about the paving initiative on Outlet Cove Rd. and the water flow problems surrounding the eroding banking in back of Carl Hill's property. Steve agrees that there can be a problem with water flow in that area. Ned Johnson is wondering if there is any plan to put some type of blocks or curbing at the bottom of the hill to keep water out of the road. Steve Walker and Jim Mycock mention that the plow does not want obstructions near the road making this action counterproductive. It is also mentioned that this would

not help the erosion on the hill itself. Again we need to develop the plan since this is private property. Linda mentions that the town works around all the other areas on the road that they have to and if a wall was at the hill they would have to deal with it. Perhaps we should discuss this issue with them to see what suggestions they may have. John Mallier mentions that we should get a professional in since we can look at the road but really no one here would know what to do.

Ron Marcotte suggests that we hear about these problems over and over again, why don't we hire a road engineer to review the property to give us suggestions and/or some type of plan to move forward the right way. He advises that we could probably have a consulting engineer on retainer probably for \$2 to \$5K per year. He will provide a couple of names of people in this field he is aware of. There is some discussion about hiring an engineer to help with this project. Cheryl Bolduc reminds everyone that in all the years of paving this is the first real issue that has come up. There are not usually problems, most residents are happy with our progress. Carl Hill advises that we have used engineers and consultants on a couple of other instances, when we did the area surrounding the Merchants property and the Sawyer properties as well. These repairs were done as suggested and have held up very well. Carl Hill strongly encourages the Board to take action as it has been two years that we have been planning to pave Outlet Cove Rd. and we should get moving right away. The residents talk about making a motion to hire an engineer to review the Outlet Cove Rd. project; however the Board will take it under advisement and handle it internally trying to find an appropriate candidate to perform this work.

Road Assessment is the next issue to discuss. Since there is a larger than normal balance in the bank it is suggested by Jim Mycock that perhaps we should reduce the dues by \$100. His feeling is that we can raise them if we need to but right now there is money in the bank and we don't need to collect the higher amount. There is much discussion about this both pros and cons. Finally Ned Johnson actually makes a motion to reduce the dues to \$150, Jim Mycock seconds it and there is further discussion. Cheryl Bolduc respectfully disagrees with Jim saying that although we do have more funds than normal in the bank that is because we have done no paving for the last two years and the money has simply increased. She further states, and some others agree that there are clearly two projects at hand right now that could easily eat up the entire amount of funds on hand. Let's get the projects done and then develop the appropriate reserve. Bev Keniston agrees with this and would also like to see Pride Lane done as soon as possible. Finally a vote is taken and the measure does not pass.

At this point Richard Bolduc makes a motion that we maintain the dues at \$250 per year until we finish the projects at hand and then consider the reduction. Bev Keniston seconds the motion and a vote is taken, again after more discussion. The vote carries with four dissenting votes, Ned Johnson, Jim Mycock, John Mallier and David Vance.

Further items on the budget to discuss are the continuance of the website maintenance. Jeff Wilkinson advises that he will change the email address to forward to everyone's personal email. They are all shown as spraweb.org. He also advises that he will put all the documents he has in a file and put it in a place where our IT manager, Jim Mycock, can access it. Jim will have the password. Other expenses include routine administrative work, insurance etc.

As the meeting nears a close, Carl Hill wants the residents to thank Jeff Wilkinson, Steve Walker and Jim Mycock for their contributions to the road association. In can be a tireless job and takes a lot of personal time.

With no further business to come before the meeting, at approximately 11:30 a.m. Ned Johnson makes a motion to adjourn the meeting, Steve Walker seconds the motion and the vote carries the motion. Meeting Adjourned!

Respectfully submitted,
Cheryl A. V. Bolduc,
Secretary