

MINUTES OF THE ANNUAL MEETING  
SUNDAY, AUGUST 26, 2018

The meeting was called to order at 10:10 am. Board members, Bev Keniston, Linda Mycock, Heather Brackett, Matt Duffy, Janelle Goff, Cheryl Bolduc and alternate Germaine Lang were present, alternate Gina Pettengill was absent. Bev Keniston, Pres. introduced the board and each resident introduced themselves. With 26 properties represented a quorum was met, there were two proxies.

First order of business to review the Annual Meeting minutes from 2017. A motion was made by Ned Johnson to accept the minutes as written, seconded by Jack Grassmann, the motion passed.

Next is the Expense/Budget report dated July 31, 2018 given by treasurer Deb Cekutis. There is \$28,417.63 in the Checking account, \$8,647.90 in the Savings account, and \$20,938.51 in the CD which renews Oct. 2018. Expenses were \$4,048.32. The unpaid dues total \$3,499 of which \$1,650 is due from 2018 and the rest from earlier years. There are currently liens placed on two properties. A projected 2019 road maintenance/repair/ paving expense of about \$7,000 brings the **Budget for 2019 to \$12,000**. A motion was made by Ned Johnson to file the report as presented, seconded by Dick Bolduc. Motion passed.

Cheryl Bolduc, secretary made the Title 23 motions.

**Motion 1.** The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, Dad's Way, Katahdin Rd. and Outlet Cove Road, those persons benefited by the use of those roads, and the Sabbady Point Road Association, Inc. resolve to appoint the President of the Sabbady Point Road Association, Inc. as road Commissioner.

**Motion 2)** The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, Dad's Way, Katahdin Rd. and Outlet Cove Road, those persons benefited by the use of those roads, and the Sabbady Point Road Association, Inc. resolve to appoint the Directors of the Sabbady Point Road Association, Inc. as road Assessors.

**Motion 3)** The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, Dad's Way, Katahdin Rd. and Outlet Cove Road, those persons benefited by the use of those roads, and the Sabbady Point Road Association, Inc. resolve to adopt the following annual schedule: warrant issued by July 20<sup>th</sup>, for a meeting to be held the last Sunday in August, with payments due no later than MAY 15<sup>th</sup> of the following year.

The motion slate was seconded by Ned Johnson. The motion passed.

Next the discussion turns to the amount of dues needed for 2019 based on maintenance work projected. The 2018 paving project for Pride Lane did not occur. The owner of part of the road did not agree to the project and it has been cancelled. Therefore for 2019 the Board suggests we use some of the money to pave aprons at the end of Dads Way and Katahdin Way which would alleviate some of the runoff and control erosion issues at the Dads Way entry to Sabbady Point Rd. while protecting the existing road. The board does not have quotes for this yet but estimates \$7K in the budget for the expense.

There is also much discussion about SPRA paving Katahdin Way and Dad's way. Some think it is fair since the other roads are paved, and others do not since it was private 'for profit' development outside the purview of the Association. Also Title 23 indicates that 'maintenance does not include paving' except where limited paving can fix erosion problems or repair existing paving. This seems pretty clear cut but there are comments each year on this subject. Some residents indicate they are tired of discussing it. WE need to resolve it one way or another. One resident says that when we did the main

roads we all had large assessments to pay and some even gave up part of their land so the road could be improved. She suggested that the owners of the road pave it and then perhaps the SPRA could maintain it. There is no immediate resolution to this problem since the Board cannot arbitrarily approve this type of project but agreed to further review the situation.

With all this discussion in mind there was a suggestion to reduce the road dues since we should collect about enough money in 2019 to cover the \$12K budget and there already are funds available. It was mentioned again that as a nonprofit SPRA should not have too much money on hand. There are also questions about the amount of reserves we should have to do any repaving projects that will become necessary. Since there are no paving projects imminent Ned Johnson makes a motion that we reduce the road dues to \$150 per year. This motion is seconded by Jenessa Feeney. The motion passes, however there is one No vote from Betty Robinson (proxy), and Jim Schwab abstains from voting.

Cheryl Bolduc makes the following **Motion 4)** **The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, Dad's Way, Katahdin Rd. and Outlet Cove Road, those persons benefited by the use of those roads, and the Sabbady Point Road Association, Inc. resolve to continue the repair, including repaving as necessary, of Sabbady Point Road and its extensions, to assess a maintenance fee to each homeowner in the amount of \$150.00. Fee is payable to the Sabbady Point Road Association, Inc. This maintenance assessment covers the period of January 1<sup>st</sup> through December 31<sup>st</sup>, 2019 and is due no later than MAY 15<sup>th</sup>, 2019.** This motion is seconded by Steve Pettengill. The motion passed.

There is discussion about changing the date of the road clean up day to coincide with the Windham Town dumps open hours from about mid April to Mid May. No one objected to this idea.

Bev Keniston indicates that she would like to see some changes to the By-Laws, specifically the date of the Annual Meeting. She thinks more people may come if it was earlier in the summer. There is no real objection to this although some say we generally just make the quota each year and that probably won't change regardless of the date of the meeting. It is suggested we could do a survey of residents to determine the desire to change the date. Bev also mentions term limits. Cheryl points out that the BY-Laws already prescribe term limits. The board will examine the method for making changes to the By-Laws and seek legal advice as necessary.

Heather Brackett's term on the Board is up. Cheryl Bolduc nominates Heather to remain on the Board. She also solicits the attendees for volunteers to take a board position however there was no interest. Since our Board can be 3 to 7 members, Cheryl also nominates Deb Cekutis who is already the Treasurer to fill the last seat. Ned Johnson makes a motion to accept the slate of nominees, Dick Bolduc seconds the motion and the motion passes.

It is mentioned again that all persons walking their dogs should be sure to clean up the waste.

With no further business to come before the meeting Steve Walker makes a motion to adjourn at 11:30 a.m. The motion is seconded by Jenessa Feeney, and the motion passed.

Respectfully submitted,

*Cheryl Bolduc*

Cheryl Bolduc,  
Secretary