

DRAFT – ANNUAL MINUTES – ANNUAL MEETING OF SABBADY POINT ROAD ASSOCIATION

AUGUST 21, 2011 – HELD AT RAMPARTS PARKING LOT

The annual meeting of the SPRA was held on Sunday, August 21, 2011 in the parking lot owned by Rampart Bituminous. The meeting was called to order by President Jeff Wilkinson at 10:10 a.m. The attached list of residents was at the meeting. All board members except Jay Cross were at the meeting.

Jeff Wilkinson started the meeting by going over the activity on the road and future planned maintenance. He advised the membership that the Board had approved a widening of the very end of the road (where homeowners park when waiting for the school bus). He indicated that the board had approved a plan to also put curbs in at that area. This part of the work was to be done at no cost to the membership but would be paid for by Rampart Bituminous. The remainder of this piece of paving would be approximately \$12k. It was noted that this end of the road was probably in the worst condition and had not been done for some time.

Next he went over the work to be done at the end of Sabbady Pt. Road, near the Gannon's property. There are huge chunks out of the paving with large holes and a lot of damage. This piece would be corrected for approximately \$1,400.

Also to be done is hot crack sealing on the remainder of the road to help maintain the paving and prevent larger cracks and more damage from occurring with extended use. This job was approved at a cost of approximately \$1,650.

All of the above work is already scheduled having been approved by ~~for~~ the Board and should be complete soon. There were questions about curbing and it's possible affect to cars parking at the end of the road, all questions were answered appropriately and to the satisfaction of the membership. It was asked by Mr. DeSalle if we had money to pay for all the work that we discussed. He was told that yes indeed there was just enough funds to cover the plan. At this point Howard Langille suggested that we dispense with the next round of road dues. Cheryl Bolduc advised him and the membership that although we have enough money to pay for the plan that we are implementing this year, this is only a piece of the work that is scheduled to be done. WE are attempting to do the work in smaller chunks in order to take advantage of a lower price today than we anticipate in the future. It is critical that we still collect the dues as scheduled in order to maintain the roads.

John Hill mentioned that there are also a few bad spots on Outlet Cove Road and that the Board should keep an eye out for this and be aware that this road could perhaps be in need of the next attention we can afford. Steve Walker said that this is why we are trying to do small parcels so that we can address the worst areas first.

At this point a couple of people mentioned that we do in fact have one of the best roads around. This was affirmed by other members as well and determined that we have one of the strongest associations which allows us to keep things under control.

At this point, Jeff Wilkinson discussed the insurance for Board members. Apparently this has not been purchased yet but the board had previously approved this action. To be sure Cheryl Bolduc made a motion that the Board obtain the insurance at an approximate cost of \$750 per year. George Jones seconded this motion and a vote was taken. All residents were in favor except David Vance who stated

that “insurance was not necessary if people didn’t tell stories”. This insurance is to protect board members and the road in the event of litigation pertaining to board activity or something happening on the road. Jim Mycock was directed to follow-up and purchase the insurance.

It was mentioned that at last year’s meeting a committee was formed to discuss and come up with solutions to the water problems experienced on Pride Lane as a result of poor water flow from Tarkill Pond to the lake as a result of culvert problems etc. It was mentioned again that a second water flowing point was closed off during the construction of the “Lee” house along with the ROW that has existed for many years. The new owner of this property **Dan Niedzwiecki** has agreed to the association reopening the swale that would help water flow from the pond to the lake. Since this is not a culvert area it should flow nicely once the area is cleaned and opened. This might help reduce the problems with water up at the culvert area. Steve Walker has more details and will be handling this activity.

It was brought up again about speed on the road. Jeff asked that people please drive slowly since there are small children on the road and it is hard to see them sometimes. They can come darting out from between parked cars without warning. For everyone’s safety please drive carefully. Cheryl also commented that people need to be cautious about driving on the right side of the road, especially near the severe bends in the road. Also there are many people that seem to be new on the road who are speeding. Many are youngsters who may be visiting someone on the road. Please caution your children and guests about the speed limit.

At this point the Annual Meeting Minutes from 2010 were discussed. John Hill made a motion to dispense with the reading of the minutes, this motion was seconded by Carl Hill, a vote was taken and all approved the motion. It was stated that the minutes were on line and could also be reviewed there.

The Treasurer’s report was given by Jim Mycock. After last year’s meeting Jim did in fact purchase a CD in the amount of \$18K it has only earned \$115.16 interest this year. Everyone was happy for that!! Jim stated that there were still 8 unpaid invoices (he received one the day before the meeting) He also stated that there is one person on a payment plan.

Jim had last year’s Treasurer’s Report printed out on the backside of this year’s report. This was a good reference. John Hill made a motion to file the Treasurer’s report, Carl Hill seconded this motion, and a vote was taken. All voted in favor and the motion passed.

Jeff opened up the floor to discuss nominations to the Board. At this point Cheryl Bolduc did some housekeeping activity by calling to everyone’s attention the fact that last year when we put four new members in we failed to stagger their dates and that this needed to be done in order to remain in compliance with the By-Laws. At this it was decided that the board would stagger the dates and advise everyone of their new “end” date. It was mentioned that anyone getting off the board could entertain a nomination for another appointment.

Cheryl asked for self-nominations from the floor and after much discussion Beverly Kenniston from Pride Lane, agreed that she would be on the board. Board members, whose terms were up this year David Vance and Linda Mycock, were nominated again to remain. George Jones refused the nomination. We thank him for his past service. He will be missed.

John Hill made a motion that we vote the slate of members and that one vote be cast for everyone. Carl Hill seconded this motion and a vote was taken. The vote was unanimous to approve and the motion passed. The following list is the current Board and their term limits. Further changes to terms may be

necessary to maintain a strong follow-through in the next couple of years. In an effort to further apportion the term dates, Cheryl Bolduc's term was changed to two years also.

<u>Name</u>	<u>Date in</u>	<u>Term</u>	<u>Date Out</u>
Steve Walker Jr.	2009	3 YRS	2012
Bill Gannon	2010	2 yrs	2012
Cheryl Bolduc	2010	2 Yrs	2012
Jeff Wilkinson	2010	3 YRS	2013
Jenessa Feeney	2010	3 yrs	2013
Jay Cross	2010	2 yrs	2013
Janelle Goff	2010	3 yrs	2013
Linda Mycock	2011	3 YRS	2014
David Vance	2011	3 YRS	2014
Beverly Kenniston	2011	3 yrs	2014
TREASURER	James Mycock		

A discussion was had again about the turn-around on the Gannon property. Bill asked if we would consider doing some work there as he was concerned that emergency vehicles might not come down since they couldn't turn around.

Steve answered that although he didn't disagree with the turnaround, we did not have legal deeded access to do any work on Gannon property – or non-association property.

Jim Mycock suggested that we explore having an attorney review what was needed to get the deeded right of ways. He asks about the cost.

Cheryl Bolduc mentions that although the board doesn't disagree that a turn-around would be beneficial, emergency vehicles should respond regardless. She also states that the Board/membership has to be prepared to look at all properties that are in the same situation since the board could not make a decision that would set a precedent without knowing all the fact, costs etc.

Carl Hill suggests that we do our homework and then develop the plan and that it would have to be reflective of any other area that might need the same work. George Jones suggests we set a time frame to get this information done. Cheryl Bolduc advised Bill to put something in writing so that the Board could look at his request and we could act on it more efficiently if we had a defined request. WE will investigate the situation and all of the angles and report back to the membership.

The annual dues for the road association were discussed and the board recommended that we remain at the \$250 level for the 2011 period. Carl Hill made a motion to that affect, John Hill seconded the motion and it was voted on. The votes were unanimous and the motion passed.

There being no further business to come before the membership, at 10:45 a.m. a motion to adjourn was made by John Hill, seconded by Carl Hill, voted and passed unanimously.

Respectfully submitted,

Cheryl A.V. Bolduc