

## MINUTES of the ANNUAL MEETING SUNDAY AUGUST 27, 2017

The meeting was called to order at 10:10 a.m. The full board was in attendance. It was determined that to meet a quorum of residents we needed 24 votes and that is exactly what we had. Attendance sheet will be filed with these minutes. A short introduction by each member in attendance was done.

The Commissioners Report/last year's annual minutes was discussed. Copies were provided to attendees. There were no questions or comments on the minutes and a motion was made by Steve Pettingill to accept the Report as written. Janelle Goff seconded the motion and the vote passed.

The Assessors Report was given by Treasurer Debbie Cekutis. Reports were available to residents. The Savings Account is \$8,639.29, the CD balance which renews this October has \$20,855.09, and the Checking Account has \$14,486.59 for a total Balance of \$43,980.97. Expenses for the year were \$4,025.05 and the paving project on Outlet Cove Rd. cost \$29,295.00. Uncollected Dues as of this meeting date are 4 residents with liens with one lien for 2014, three for 2015, and four for 2016 between these 4 residents. There is also one active payment plan for 2016 and 7 outstanding residents for 2017. The total amount outstanding including 2017 dues is \$3,125.00. The estimated budget for 2018 is set at \$5000.00, the same budgeted for 2017. With no further conversation needed on this Report, a motion is made by Ned Johnson to file the report, the motion is seconded by Pat Niboli, and after a vote the motion passes.

Next on the Agenda, housekeeping issues and the Title 23 Motions made by Secretary Cheryl Bolduc.

**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.

After explanations for these motions Ned Johnson seconded the slate of motions and the vote passed.

The next order of business is discussion about the need for a repair project on Pride Lane; this road has been the subject of discussion for many years with no real solutions ever provided. Half the length of this road is privately owned. There are multiple challenges to the situation including our

right to even work on the road, and therefore repairs and paving has not been done on Pride Lane as a result. It is explained to the residents that there is a problem with water covering the road at certain

times of the year. There is flooding in cellars as well. This high water has caused erosion along the banking. There is constant cleaning out of the culvert necessary to keep the water flowing as a result of beavers in the area. Linda asks if the Beavers are contributing to the overall problem since there are two large beaver houses on the pond. There is mixed response to this question. Beth Fortier inquires if anyone has thought of bringing Maine Soil and Water Conservation people in for advice. She is told nothing official has been done yet. Bev Keniston advises that she had talked to them briefly at the Little Sebago Lake Assoc. meeting. Some think this would be a good idea to get their opinion. Heather Brackett remarks that we are taking the approach of information gathering at this point to determine the correct path. The Board has been looking into possible fixes for these problems and will continue to identify and determine an appropriate path forward.

Matt Duffy has been investigating contractors and meeting with the town and DEP officials to see what might be able to be done technically. The DEP has indicated that we can repair the road as long as we use a contractor certified to work along the waterfront. Matt also talked to contractors and one advised that perhaps we did not want to repave the road, but it could be a constant schedule of repair/maintenance to stay ahead of the problem. A retaining wall is discussed; vegetation along the banking is discussed.

There is also the issue of the association's right to do any work on roads where we do not have easements. Historically the association does not enter onto private property to do 'road work'. Elizabeth Fillingner asks about this. There are really no good answers. These issues need to be sorted out before any work can be done. There is also the matter of financing this project. Bev Keniston advises that she has explored grants and financial help from the LSLA, but the amount might only be about \$500. It is assumed that it could be very costly to make repairs to Pride Lane that actually corrects the issues. The residents are advised that the Board is continuing to work on this initiative to find some resolutions.

The discussion turns to the amount of dues assessment there should be for fiscal year 2018. Because of talk about the possible repairs of Pride Lane and the uncertainty of the finances, John Grassman makes a motion to return the fee to \$250 per year per resident. There is much discussion about the need for this. As a non-profit we are not supposed to have 'profits' and monies held need to be for reserve or proposed projects. There is talk about developing the next paving timeline to maintain the roads that are already paved and determine our true Reserve requirements moving forward.

Steve Walker brings up the matter of 'erosion' at the end of Dad's Way. There is much discussion about the private roads and homes that were developed without any infrastructure put in place by the developer. Many do not believe the association has responsibility to pave the roads under these circumstances and Title 23 states 'repair and maintenance' does not include paving generally. Additionally it is brought up that three of the four residents who do not pay are from the two

private roads even though they were all aware when they purchased that there were maintenance fees assessed on an annual basis. This is a contentious subject with varying opinions. The board agrees to look at this subject to see what alternatives there may be appropriate.

At this point Germaine Lang advises that there is a Windham town meeting Monday night that might shed some light on the issue of development on private roads and the infrastructure needed to support them. Linda Mycock, Pat Niboli and Bev Keniston will try to attend the meeting.

Since there are funds in the coffer some think we should do some minor road repairs more, specifically edge work along some areas where water flows. Perhaps clean out the swales we have made down by the Johnson home. It is mentioned that fully vegetated areas near the roads have the least problems. Again the board will look at this but residents are reminded that the association cannot be responsible for and/or resolve all problems... some issues on private property should be the homeowners responsibility. The association has an easement only to maintain the original road structure as established.

After all the discussion the motion made by John Grassman is seconded by Pat Niboli, after a vote, Ned Johnson is votes no, Steve Walker abstains from voting but the remainder vote to pass the measure.

Cheryl Bolduc then makes the following motion. Bev Keniston it and after a vote this motion passes.

**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 \$250.00. (TBD at Annual Meeting) 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>, 2018 and is due no later than MAY 15<sup>th</sup>, 2018.**

Board Nominations come up next. Cheryl Bolduc advises residents that there are two board members terming out this year. They are Linda Mycock and Bev Keniston. Cheryl nominates them to remain as board members for another term. Cheryl then asks the residents if there are any other nominations or volunteers who wish to be a part of the Board. With no resident coming forward, Janelle Goff makes a motion to accept the nominations of Linda Mycock and Bev Keniston for Board seats. Dick Loveitt seconds this motion, and with no further discussion necessary a vote is taken which carries the motion.

There is discussion about the cleanup day usually held in October. The date will be posted a few weeks in advance it is generally a Sunday from 8 a.m. to noon. Anyone who cannot attend but wants to clean up their own area can make a pile at the road and advise the board so it can be picked up. We need to determine where we can put debris now that the Vance lot has been developed by Matt Duffy. We will consider a chipper and perhaps can blow the chips into the

woods along the road. We also asked if anyone would like to have the chips on their property. Ned Johnson said some can go into his woods along Outlet Cove Rd. Gina Pettingill suggests some may be able to go on the trails along the properties. That might be difficult to accomplish unless a path is right next to the road otherwise it would require putting in on some kind of truck and then spreading it along the path.... Not sure who would do that!

In other business, Janelle Goff wants to remind residents that school starts soon. The bus will be at 6:30 a.m. and 7:30 a.m. and then again at 2:30 p.m. and 3:30 p.m. There will be cars parked along the road at the end during those times. Residents please be aware of this. Cheryl wants to remind residents with dogs to please pick up their dog debris along the road. She observed a dog owner allowing the dog to defecate on someone's front lawn and then just walked away. This is not acceptable, please remind everyone to clean up after their animals and stay off private property.

Cheryl Bolduc advises everyone that Ada McDevitt has passed away on Thursday the 24<sup>th</sup> around noon time. There will be a service at Dolby Funeral Home on River Rd., Wednesday at 1:00 p.m.

With no further business to come before the meeting, a motion was made by Ned Johnson to adjourn, the motion was seconded by Dick Loveitt, and after a vote the motion passed.

Respectfully submitted,

*Cheryl Bolduc*

Cheryl Bolduc,  
Secretary SPRA