



September 24, 2016

## **SPRA/TITLE 23 ANNUAL MEETING MINUTES held on Sunday, August 28, 2016, at 69 Sabbady Point Rd.**

The Meeting was called to order at 10:10 a.m. Present were all board members and alternates along with residents representing 25 parcels, all of whom signed the Attendance Log.

Jenessa Feeney, President explains a bit about our return to the Title 23 Procedure. Residents are advised by Cheryl Bolduc that the change does not alter how we do business, but rather incorporates specific language i.e., Road Commissioner for President and Road Assessors for Board members. We are returning to this format in order to protect the Associations' rights in any non-payment of fee situations that may arise. Our By-Laws cover this but we also want to concurrently follow the Maine law in this regard to insure fairness.

**2015 Annual Minutes Approval:** Residents were provided with copies of the Aug. 23, 2015 minutes. After review of the minutes a motion was made by Ned Johnson, and Seconded by Steven Pettengill, with no further discussion requested, a vote unanimously past the motion.

**Treasurers Report:** Treasurer Judy Vance advises the Checking Account has \$3,697.45, The Savings Account has \$37,621.81, and the CD has \$20,772.01 for a total cash value on 08/28/16 of \$62,091.72. It was stated that there were expenses totaling \$4320.66 between 08/23/15 and 08/21/16. Further there are outstanding assessments in the amount of \$4,050.00 as of this date. Assessments due for 2014 is 2 residents, 2015 is 5 residents and 2016 is 10 residents outstanding. Four residents owe two or more years. To that end we currently have liens on three properties.

One property just got billed the week before the meeting when it was determined that the lot/home had transferred ownership which triggered assessments for 2015 and 2016. One other resident is making payments. It was suggested by Steven Pettengill that we should put an amount of total dues outstanding on the Treasurers Report even though we may not want to put names. This was thought to be a good idea. After discussion ended a motion was made by Ned Johnson to file the reports as written and to add the value of the unpaid assessments, the motion was seconded by Steve Pettengill and with no further discussion requested a vote was taken and it passed unanimously to file the report.

**Title 23 Motions:** In accordance with Title 23 certain motions need to be made and approved to make sure that our By-Laws and the MRSA are concurrent. Cheryl Bolduc reads:

**MOTION 1. *The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, 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.***

This motion was amended to include Dad's Way and Katahdin Rd. Carl Hill made a motion to approve Motion 1, seconded by Jim Mycock, and with no further discussion requested, the vote was unanimous to approve.

**MOTION 2. *The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, 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.***

This motion was amended to include Dad's Way and Katahdin Rd. Ned Johnson made a motion to approve Motion 2, seconded by Germaine Lang and with no further discussion requested, the vote was unanimous to approve.

**MOTION 3. *The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, 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 20th, for a meeting to be held the last Sunday in August, with payments due no later than MAY 15th of the following year.***

This motion was amended to include Dad's Way and Katahdin Rd. Ned Johnson made a motion to approve Motion 3, seconded by Carl Hill, and with no further discussion requested, the vote was unanimous to approve.

**2017 Budget:** Next there was discussion about the budget and the amount of the 2017 road assessment. It is determined that the 2017 budget will include officers and liability insurance for the road, website maintenance, office/bookkeeping/admin fees, and general road maintenance such as sweeping. It is anticipated that this could cost about \$5,000. Based on the amount of funds on hand, some residents including Ned Johnson and Jim Mycock think we should reduce the road assessment. Others feel that we should maintain the existing rate until we plan for and finish the repaving project for Pride Lane which will include fixing the damaged culvert since it is a lot easier to reduce rates than to increase rates at a future date.

Discussion continues about the amount of funds on hand and the paving project which is scheduled for Outlet Cove Rd. this fall 2016. This project was awarded to Tom Moulton Paving for \$29,295. This is approximately half of the funds on deposit right now. It is anticipated that the project for Pride Lane could cost a similar amount since we don't know what we will run into when the repairs start. Additionally should an emergency occur we need to have funds available to handle the expense. There is much discussion about developing a reserve/capital improvement plan. Cheryl Bolduc advises the group that such a plan has been discussed by the board and will be developed once the last paving maintenance project is completed. To date the plan has been to use our reserves for the repaving initiatives. Once that is complete the Board can better understand future needs and the cost for any maintenance projects anticipated to keep the roads in good condition. With this concept in mind and after considerable informative conversation, Jenessa Feeney makes a motion to reduce the Fee to \$200 for 2017, a reasonable compromise. This motion is seconded by Ned Johnson, and with no further discussion requested, the vote passed unanimously.

At this point, Cheryl Bolduc reads:

**MOTION 4. *The individual owners of the Sabbady Point Road Assoc., including Pride Lane, Passby Point Road, 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 \$200.00. Fee is payable to the Sabbady Point Road Association, Inc. This maintenance assessment covers the period of January 1st through December 31st, 2017 and is due no later than MAY 15th, 2017.***

This motion was amended to include Dad's Way and Katahdin Rd. Ned Johnson made a motion to approve Motion 4, seconded by Jim Schwab, and with no further discussion requested the vote passed unanimously.

David had a question right before the Title 23 motions which was tabled and he addresses the meeting now. He talks about the paving on Outlet Cove Rd. and his displeasure with the results. He has repeatedly suggested to residents and board members that we widen the road to 21+ feet to be more in line with town roads. This suggestion had been voted down at the last Board meeting previous to the annual meeting. Residents on Outlet Cove Rd. along with the board feel that it is not necessary to spend funds to widen the road used by a small number of residents since it is a dead end road. Residents have been quite vocal about their disapproval.

The average width of the road for this segment is about 18.4 inches. We will try to maintain that average all the way to the end of Outlet Cove Rd. which means widening approx. 130 feet about two feet space permitting at the very end. To widen further would mean taking down trees etc. and no one feels it is necessary and in fact residents feel it is a waste of Association funds and would benefit no one on the road. Additionally there is a large open space at the end of the road already. David suggests that homeowners should give more land so that the road is wider referring to Sabbady Point Rd. Joanne Vance advises that when the road was incorporated everyone had to give some of their land for the right of way. It is pointed out that actually there was a deeded ROW for that portion of Sabbady Point Rd which is different than Outlet Cove Rd. Also Sabbady Point Rd is the main road into the neighborhood; Outlet Cove is a dead end road. Residents also remark that they do not want David's heavy construction equipment coming down the road all the time. The road is not zoned for that and they are happy with the road as it is and see no reason to spend money to widen it, especially

in light of the narrowness by the Loveitt/Hill property which would not allow any widening at all. After much discussion Ned Johnson suggests we move on from this conversation since we still have other business to come before the meeting. Carl Hill asks about the burms in place by the Loveitt hill and how that will be handled by the paver. It is advised that the paving should be between 1.5 and 2 inches when complete. Cheryl Bolduc will ask the pavers about this.

Bev Keniston suggests that we should schedule a short road cleanup day even though there has been some discussion about skipping it this year since things are in pretty good shape. Linda Mycock and Germaine Lang agree we should have it. Jenessa reminds everyone that the vacant lot will not be available for debris dumps since her sister is currently building her home there. Other arrangements will have to be made to include the use of trucks, possibly a chipper or trips to the dump etc. It is determined that we will review this and make appropriate plans when the time comes. Heather Brackett agrees that we should schedule and if it is determined not necessary it is easier to cancel. It is scheduled for October 23.

**Board Nominations:** Board seats for reelection this year are Janelle Goff, Cheryl Bolduc, and Jenessa Feeney. Cheryl Bolduc nominates Janelle Goff and Cheryl Bolduc. She inquires of Jenessa Feeney who indicates that she cannot accept a nomination as she is going back to work full time. She does, however, want to nominate Matt Duffy to be the 7th board member. Matt accepts the nomination. Cheryl Bolduc inquires if there is anyone on the floor that would like to be considered. There are no volunteers; therefore Ned Johnson makes a motion that the current slate of nominees for board seats be approved. Jim Mycock seconds the motion. No further discussion was requested and the vote passed unanimously. Cheryl Bolduc thanks Jenessa Feeney for all her hard work and her years of service on the Board and expresses that she will be missed.

**General Business:** Janelle Goff wants to remind everyone that school starts Monday. Parents with children catching the busses will be at the end of the road between 6:30 a.m. and 8:00 a.m. and again between 2:15 p.m. and 3:30 p.m. Residents should be careful when entering and exiting the road to watch for cars and children.

Jenessa Feeney wants to remind residents about the speed on the road and cautions that mothers with children, children on bikes etc. make it necessary to maintain slow speeds. Cheryl Bolduc asks residents to please talk to their guests and children about driving more slowly on the road.

Bev Keniston remarks about the trash on the road and the need to pick it up. Heather Brackett advises that she picked up a trash bag and went through it and was able to find a name. She reported it to the police and the offender has been fined. We thank Heather for this effort.

Richard Bolduc wants to thank all the members of the board for their dedication and hard work recognizing that it takes a lot of time and effort to keep things going. Unanimous applause is given.

There being no further business to come before the group, Ned Johnson makes a motion to adjourn at 11:31 a.m., Jenessa Feeney seconds the motion, and the vote is passed unanimously.

Respectfully submitted,  
*Cheryl Bolduc, SPRA Secretary*

**We are coordinating a road clean-up day to trim back brush and over-growth, etc. Please mark your calendars for Sunday, OCTOBER 23rd, 2016.**

***We will meet at the beginning of Dad's Way at 8:30am and plan to work till 11:30am. All help is appreciated. Please bring clippers and pick-up trucks etc. If you have concerns about brush and/or tree trimming on your property along the road shoulder, please contact a board member.***

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**A friendly reminder, speed on the road is 20 MHP. Please be considerate of people walking or running, children playing, and animals.**

**Please remember to pick up after your pet and pick up litter by the roadside to help keep our road clean!**

**Visit  
[www.spraweb.org](http://www.spraweb.org)  
for more  
information.**