

**Rangeley Manor Cottage Association**  
**Minutes of Annual Membership Meeting**  
**Saturday, June 24, 2006**  
**8-11 AM**

**Present**

*Bruce Atwood*

*Jann Minzy*

*Linda & Jeff Gray*

*Jim and Barbara O'Brien*

*Holly & Thane Pearson*

*Bob Cogan*

*Edward & Becky Gordon*

*Bette & Mark Staruk*

*James Tully*

*Belinda Johnson Ledue*

*David Johnson*

*Kendra & Paul Williams*

**Absent**

*Mark & Louise Clifford*

*Liz Pimentel*

*Paul & Marcie Leach*

*Susan & Charles Searle*

*Virginia & Joe Fitzgerald*

*Daria & Paul Forman*

*Joyce & George Slinn*

*Janet & Jim Welch*

*Nancy & Terry Nightingale*

*Lee & Alan Babel*

*Debra Canty & Rick Hamilton*

*David Gray*

*Judith Pfister & Nancy Slean*

*Mary Anne & Robert Young*

*Norman & Donna Abbott*

*Beth Morton (Quimby Farms Partnership)*

**Election of Clerk/Secretary**

Kendra Williams was unanimously elected after a firm promise not to run again!

**Proxies**

Five written proxies were received as follows: From Norman Abbott to Diane or Jim Tully; from Joyce and George Slinn to Jim Tully; from Liz Pimentel to Jeff Gray; from Janet and James Welch to Paul Williams; to Terry and Nancy Nightingale to Thane Pearson....notice, all boys because they're soooooo smart!

**2005 Minutes**

The minutes were accepted and approved.

**Treasurer's Report**

Bette Staruk distributed copies of the treasurer's report and proposed budget. She explained the items and answered questions. There was a discussion of the reserve fund. Jim Tully stated that it's typical for associations to have a reserve account of 50% of the budget. It was stated that consideration should be given to having it in a money market account earning higher interest. One concern expressed was whether or not that was fair if someone was to sell their cottage. The consensus was that it becomes part of an owner's equity in the property. Maintaining 50% of the budget and putting it into a money market account for higher interest was approved.

**Caretaker Agreement**

Mark has offered to contract for the caretaker duties for another year at the same rate...\$18,000. The Board of Directors recommended doing so. The contract would be renewed in October. Jeff Gray had sent the contract to Attorney Dick Morton for review

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and recommendations. His recommendations were to have language stressing the independent contractor status of the caretaker and to strengthen the termination clause. The members approved those changes and the awarding of the contract to Mark Clifford for 10/1/06-9/30/07.

### **Water System Report**

There were no issues during this past year.

### **Road Repair**

The crushed shale that's been used in the past few years is working better than gravel. Scott Morton has been willing to loan his tractor to Paul Williams to do the grading so the money that gets budgeted will go to materials. It was agreed that we should bring in more materials this year. Jim Tully asked Mark Clifford for quotes from local excavators to bring the road up. He hasn't gotten the numbers yet. The question was asked if that would make it more likely for the road to be accepted as a town road and the consensus was that it would be very unlikely for that to happen for several reasons, one being that the roads would not be wide enough.

### **Marina Project**

The dredging is now complete. An extra \$1400. was spent last December to M&H, which was outstanding and needed to complete the project by re-dredging of the mouth, loaming and seeding. Mark has been hired to build the docks and platforms and they're almost complete. His labor will cost about \$2500. Jeff asked Mark to put in floats to guide the boats straight into the marina. There will also be a sluiceway for kayaks and canoes. We need to have M&H fix the culvert for drainage. David Johnson suggested moving the angle of the culvert a bit to put it on the lot line between his property and the marina. It would provide more usable space that way. It was agreed that could be done with a tractor.

Paul Williams questioned how we'd enforce equitable utilization of the marina. There was a consensus that at a minimum, nobody should have their boat in the marina if they are not present. When people leave, they should pull their boat out. Holly Pearson suggested that we put a small sign up at the marina. Should there be something about using it at their own risk to boats?

### **Dumpster**

Holly has gotten more information from the State regarding the dumpster location in reference to the water supply. The letter, dated 6/7/06, was distributed to those present and is attached to these minutes for those who were not. The letter states that moving the dumpster more than 300' away is a *recommendation* only and that keeping the dumpster area clean with proper removal of waste in a timely manner is what they stress. Jeff has also been in touch with the State and had a letter stating that many dumpsters are much closer and that the State has no intentions of asking us to move it. She said the 100' distance that we have is a "good thing." Jeff recommends we stay in touch with this person to stay abreast of any changes.

The question then became whether or not it would be prudent to spend \$2800. on a fence and a slab. Holly had new quotes since the price of cedar has gone up this past year. To

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have a 10x10 concrete slab and enclose it with a 6; high *cedar* fence with a gate would cost \$2670. The *spruce* remains close to last year's quote and would be \$3165. There would also be additional cost for grading to prepare the slab and for trees that need to be taken down.

Linda Gray spoke with one of the neighbors who are paying to use the dumpster. He thought that one of the owners might have available space on their land nearby. We could check into it, but there was not much optimism that would happen.

Paul Williams made a motion to leave things as they are and to put 3' sections of 6' stockade fence to hide the dumpster from Bruce Atwood's cottage. This motion was approved.

Linda Gray suggested a sign to tell people what types of things not to dump.

There was a discussion about the fees for people other than Association members. A motion was made to increase the dumpster fees for others to \$250. per year. The motion was approved.

### **Sign**

See letter from 5/26. Option #1 was to take it down now and use the Manor Road DOT sign. Option #2 was to have a new sign with vinyl letters at a cost of about \$1900. Option #3 was to repair what we have at a cost of \$2600. Option #4 was to repair what we have but to use red cedar at a cost of about \$3660. Scott Morton, who owns the adjacent land, has offered the Association an easement if it's necessary. After much discussion on all of the options, a motion was made by Jim O'Brien to look into lighting and a state directional sign and to table all discussion until that happens. The motion was approved. Jim O'Brien agreed to contact the State to get information or an answer. Another motion was made by Kendra Williams to give the sign to the Johnson family if it's ever taken down. This motion was approved.

There was a brief discussion about whether to allow rental agency signs and general agreement that it would be a good idea to explore that in the future. David Johnson is willing to work on options and materials if we decide to do something ourselves.

### **New Business**

Jeff distributed a notice that the annual nitrate was not done in 2005. It was subsequently done in March of this year. There were no problems or issues. This is a test that's most important near farmlands. A bacteria test was missed for the first quarter of this year, which Jeff just found out about yesterday. Mark didn't know that there were two tests and thought the nitrate test was it. A copy of the notice was distributed to those present and is attached to these minutes for those who were not.

Bruce Atwood would find it acceptable to have a volleyball court in his back yard. The cost for materials would be about \$200 and it was voted to proceed with this.

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There was a motion, which was approved, to install a tether ball set at the beach with the condition that it be on a galvanized iron post with a sleeve so it could be removed in the winter.

The storm last October brought down many trees. Woodpeckers have been destroying others. In addition there is a lot of dry timber on the ground. All of this would create a danger to people and property if limbs were to fall or there was a fire. Jim Tully will speak with a forester he knows to have him assess the situation and make recommendations about removing dangerous trees.

Jeff distributed a letter from Attorney Richard Morton in which he provided his opinion on revisions to the current RMCA Covenants By-Laws and responsibilities of the Common Areas. The letter was distributed to those present and is attached to these minutes for those who were not. Jeff asked that members review this letter and let him know your thoughts.

Liz Pimentel has developed a long-term planning survey that she sent to Jeff just prior to the meeting. The Board will look at it in a future meeting.

There was a vote to remove the telephone pole on the beach and to fill in the hole.

#### **Budget**

The budget for this year was approved at \$38,500. Dues will be \$1300.00 per year or \$325.00 per quarter due on 9/1/06, 12/1/06, 3/1/07 and 6/1/07. This budget maintains the current reserve.

#### **Board of Directors**

The following people were elected for the Board of Directors: Jeff Gray; Thane Pearson; Terry Nightingale; Bruce Atwood; Paul Williams; Jim O'Brien; and Kendra Williams as secretary.

The meeting was adjourned at 10:40 AM.

Respectfully submitted,

Kendra Williams

**Board of Directors' Meeting**  
**6/24/06**  
**11 AM**

The newly elected BOD members met and elected the same officers for another term as follows: Jeff Gray, President; Thane Pearson, Vice-President; Bette Staruk, Treasurer.

The survey from Liz Pimentel will be reviewed at future board meetings.

It was agreed to reiterate that boats should not be left in the marina if the owners of the boat are not staying in the Manor.

The meeting was adjourned at 11:15.

Respectfully Submitted,

Kendra Williams, Secretary