

Sebago Pine Property Owners Association

General Meeting Minutes

August 23, 2014

President Shawn Malloy called the meeting to order at 10:10 a.m.

Secretary's Report: Shawn read the secretary's report from the June 3, 2014 General Meeting. Rob Wright made a motion to approve the minutes, seconded by Dan Hallock. Motion carries.

Treasurer's Report: Treasurer, David Gerrish shared all accounts. Dan Hallock made a motion to accept, seconded by Chuck DelGrecco. Motion carries.

Old Business:

Delay in Road Grading: President Shawn Malloy addressed the delay in road grading this season. The Board of Directors will look into establishing a contract with P & K to have our roads graded by a certain date in early June, barring unforeseen weather events. President Shawn Malloy, publically thanked association members Pat Doherty and Steve Malispini for their help repairing association roads and common areas.

Newsletter Mailing: President Shawn Malloy shared with the General Body that all future mailings from the Board will be sent using first class mail. This will ensure all association members receive important mailings no matter where their winter residence may be located.

Including Partial Payment on the Dues Bill: The Board discussed including space on the dues bill for partial payment.

Administration Account: Shawn expressed to the General Body that there is a funding issue with the administration account due to increases in insurance, mailings, etc. and that the administration account 'is running in the red'. We need to do something about this. We need to either change the allocation percentages of the current dues payments, or increase the dues. Shawn made a motion to increase the dues from \$150 to \$175. This would allow us to keep the same percentage of money going into the roads and beaches, and the extra monies would go towards the administration account. The increase in the administration account has been mainly due to the fact that the Board of Director's were previously serving without liability insurance to protect them. It was voted, at a previous general meeting, to add liability insurance to protect our Board of Directors from being personally sued.

Association member, Susanna Cortese asked if anyone has reached out to the people not paying dues.

Association member, Tammy Wright brought forth the idea of more fundraising events, which could help alleviate the money deficit.

Association member, Mrs. Openshaw shared her concerns about raising the dues. She stated that people who have mail forwarded don't receive the newsletter and the roads are not being graded until the middle or latter part of June. Mrs. Openshaw felt that these issues need to be corrected before resorting to raising the dues to cover additional expenses.

Vice president Rob Wright addressed Mrs. Openshaw's concerns. A new change the board will make is to have all newsletters sent first class mail. This will ensure that if residents have more than one mailing address, the newsletter will be delivered to association member's primary mailing address and forwarded if necessary. Also, as far as the road grading is concerned, this board will ask P & K to commit to a contract as to when the grading our association roads will take place. This date will be clearly explained in the contract with P & K. The date determined by the Board of Director's is no later than June 15th.

Association member, Ron Mellow asked if people confronted non-paying dues members.

Vice President Rob Wright responded to Ron's comment: As a board, we do not want to make paying the dues a confrontational issue. However, by putting the names of members in good standing on our newsletter all of you will know who are paying dues, and this action may entice more people to pay.

Many more conversations ensued around this topic.

President Shawn Malloy stated how it is unfortunate that less than half of the property owners pay the dues to maintain our roads and common areas, and this forces us, as dues paying members, to pay the burden of those not paying, and this is why we need to ask for things like increasing the dues.

Association member Susanna Cortese asked the board about updating the website with the latest General Meeting information and requested clarification about the partial payment information which will be supplied on future association bills. Diane McCarthy addressed Susanna's concerns regarding the SPPOA website. Minutes of previous meetings are not able to be posted until the General Body accepts said minutes. Meaning, a General Meeting which took place in August 2014, cannot be posted until June of 2015 until the minutes have been accepted. Dave Gerrish will rework the association dues bill to allow for partial payments, payment plans, or to donate money above the dues asked.

Vice President Rob Wright, urged all association members to reach out to new members, or non dues paying members and 'sell' our association. It is our responsibility as residents to reach out, and not only the responsibility of the Board.

Susanna Cortese seconded the motion to increase the dues to \$175.

More discussion ensued.

Bug Spraying: It was determined to get rid of 'bug spraying'. Bug Spraying, a service provided to our association members for a small fee in addition to their yearly association dues was voted by the general body to not take place this year. This spraying was provided in the common areas of our association, and also, individual property owners could opt to have their properties sprayed for mosquitoes-triple e, and the various virus born infections mosquitoes may carry. The General Body voted to get rid of bug spraying at the common areas of our association. Motion made by Chet Drake, seconded by Rob Wright. Motion carries to cancel bug spraying on Big and Small Beach.

Concerns Regarding ATV's and Dirt Bikes: Association member, Mrs. Openshaw shared how riders of four wheelers and dirt bikes are under the auspices of the Warden. Mrs. Openshaw urged the board to invite the Warden to come to our association during a weekend, to see firsthand what is going on. Mrs. Openshaw questioned if many of these vehicles are registered, the age of the drivers, and the lack of proper safety equipment (helmets) not worn by the riders or occupants of said vehicles. Children under ten years old should not be driving such vehicles. Youngsters between ten and sixteen years of age must have a helmet on, which is not always taking place. Also, these vehicles should not be on wetlands or beaches, and this is happening all the time. This could be a huge liability issue for the association, and it needs to be stopped!

Rob Wright responded, because of the way this Association was established we have very little leeway as a board to address these issues. Mrs. Openshaw requested that the board and all neighbors call the Warden when they witness unsafe behavior on ATV's and dirt bikes.

Association member Jim stated that by improving the quality of living in the Association, people may be more willing to pay their dues. President Shawn Malloy shared how any people who could disrespect our neighborhood is unthinkable.

Rob Wright summarized this conversation by stating that this has been a long standing issue and because we don't own the roads, we, as a board have limited power. Rob urged neighbors to talk with the parents of the youngsters who are behaving recklessly, to look out for one another, and contact the Warden. As a community we need to pull together, especially since this Board is limited when dealing with this issue.

Many other association members chimed in regarding this issue.

Increasing the Dues from \$150 to \$175: Motion made by President Shawn Malloy. Richie Oliveri seconded this motion. The motion carries. The dues for 2015-2016 will be \$175.

President Shawn Malloy shared that residents will have the ability to make partial payments, installment payments and donations above the \$175 dues amount. Again, this will be included on the next dues bill.

Transferring Money from the Road Account to the Shaw Hill Road Account: President Shawn Malloy made a motion to transfer \$5000 from the road account to the Shaw Hill Road Account. Rob Wright seconded the motion. After lengthy discussion, the motion carried. Five thousand dollars will be transferred to the Shaw Hill Account.

Association Member, Lee Gerrish, will place notification on people's door knobs throughout the association. The notification will include information about paying dues, how this money is spent, and a warning about four wheelers and dirt bikes. This notification will be distributed with the goal of gaining more dues paying members.

Nominations and Election:

President: Rob Wright was nominated and accepted the nomination. Not contested.

Vice President: Shawn Malloy was nominated and accepted the nomination. Not contested.

Secretary: Diane McCarthy was nominated and accepted the nomination. Not contested.

Treasurer: Dave Gerrish was nominated and accepted the nomination. Not contested.

Board of Directors: (2 year position-3 seats available)

Nominees:

Pat Drake-accepted the nomination

Nancy Mason-accepted nomination

Richie Oliveri-accepted nomination

Lee Gerrish-accepted nomination

Votes for Board of Directors were tallied by Tammy Wright and Linda Hallock.

Election Results:

President: Rob Wright

Vice President: Shawn Malloy

Treasurer: Dave Gerrish

Secretary: Diane McCarthy

New Board Members:

Nancy Mason

Richie Oliveri

Pat Drake

Shawn Malloy made a motion to adjourn the General Meeting at 11:25 a.m. Seconded by Dave Gerrish. Motion carries. Meeting adjourned.