

RMPOA- Annual Meeting October 1, 2022

Board Present: David Cahill-President Rich Gordon-Treasurer Mike Martel- Vice President

Jeff Tasker- Secretary, Susan Fox, Bruce Scola, Mark Scanlon

Jim Hannigan, Greg Marshall

Valerie Shae-Controller

Owners Present: 36

Opening Remarks by David Cahill

Asked those present to Identify themselves and their address/road when making comments

Secretary's Report: Jeff Tasker, read by Jim Hannigan

Minutes entered in record

Approved/Accepted 1st by Joan, Highlands Drive 2nd by Bruce Scola, Board

Treasurer's Report: Rich Gordon

1. Explanation of charts in meeting packet.
2. Association dues will remain the same for 2023
3. Finances are healthy
4. Major expenses are plowing, sanding, water distribution, and road maintenance
5. Inflation has driven up costs
6. Questions from resident at 14 Igls Lane about length of loan for Well # 4 -years left= 14

Approved/Accepted 1st by Mike Martel, Board 2nd by Susan Fox, Board

Water Report:

1. Lakes Region Water- water co. is still our contractor.
2. Well's 1-3 struggling with statewide drought. Well 4 carrying extra load
3. Water leaks: Intersection of Arlberg and Brenner repair complete. Intersection of Brenner and Modock has been valved off waiting for repair.
4. State mandated monthly water testing drawn by LRW, and tested by eastern analytical. Results are all available on RMPOA.net.
5. Slightly elevated levels of Fluoride in the spring. Notices delivered
6. Slightly elevated levels of Total coliform present in August. This happens most years during dry weather and high usage. This triggers extra testing which came back normal.
7. State Mandated: mapping of water lines/valves/shut offs has been completed

8. Energy costs have risen/ pumps have run longer/harder than past years as well as rates have gone up.
9. Water usage is 4.3 million gallons over the past 12 months. Consistent with previous year
10. Discussion with home owners on how to lower energy cost by switching providers.
11. ESCO- energy saving program. Eversource delivers electricity. There may be an opportunity to choose a different supplier. Board will investigate.
12. Jay Pierotti, ? address & Jamie Campos, Modock Hill- commented on energy costs reduction.

Road Report:

1. Upgrade to well road was completed last fall.
2. Dry conditions have contributed to lack of work on roads, as well as difficulty getting available contractors. Road work in dry conditions results in dusty conditions.
3. Within 2 weeks- road work will commence
Grading/ berms on sides of road for Water Run off
Ditches cleared and reclaimed for drainage
4. The roads are built in a 50 foot Right of Way (approx. telephone pole to property stake). We have a problem with home owners encroaching into the ROW with rocks, wood and gardens, etc. Board will be sending letters to home owners asking that these items be removed before winter to make room for plowing.
5. RESPONSIBILITY OF OWNER-To clear the culvert under their driveways for proper drainage.
6. DRIVEWAY PERMIT: Owner/Builder responsibility to acquire from Board before building a new driveway. This allows for a conversation with RMPOA road agent about drainage.
7. A resident asked about the hole at the bottom of Gotzens. David stated that it is the town;s responsibility but the association will repair before winter.

Open Discussion:

1. Discussion around cars speeding. Speed bumps were not put out while waiting to have roads graded. Residents urged to contact Conway Police
2. Board plans to replace all street signs in the coming months. Some are missing and in disrepair.
3. 9 new homes constructed this year. There will be 123 homes when all are complete.
4. Question asked if contractors are responsible for road repairs after construction of new homes. David stated that board could use driveway bond to enforce this.
5. Discussion around drainage and berm at the intersection of Regent and Highlands.
6. Discussion around adding street signs, stop signs, speed limit signs, and stop ahead sign on Highlands before intersection of Modock Hill Road.
7. Beach Rights: RMPOA has deeded beach rights to the 5 Eidelweiss beaches, Geneva, Boulder, Edelweiss, Pudding, and Thusis. RMPOA Board sent certified letter, drafted by our lawyer, to Eidelweiss Board regarding this issue.- no return contact/issue dropped by Eidelweiss board. RMPOA has no rights to have/use canoe/kayak racks at the beaches- those are Eidelweiss property.
8. Discussion around online payment of dues. Board agreed to look at this.

BPPP3 Association:

1. Comprised of owners around the ponds- along Allard Hill, Bottom of Brenner Drive, Island Drive.
2. BPPP has contracted a firm to apply for grant money to help mitigate sand and silt from running into ponds
3. RMPOA and the Town of Conway has given letters of cooperation to BPPP
4. RMPOA has not agreed to any financial obligations at this point but is supporting efforts.
5. For more information <https://www.peaporridgepond.org/>

Election of Officers:

1. 3 Board seats open- Susan Fox, Mark Scanlon, David Cahill
2. All 3 have agreed to stay in their seats unless opposed.
3. Unanimous vote that they-Susan, Mark, David- stay on the Board