

Meeting of the Young Road Association

July 28, 2005

Conference Room- Lithgow Library- Augusta, ME

22 people were in attendance representing 16 households from the Young Road

The meeting was called to order at 6:01 p.m. by Pat Williams who served as facilitator. He introduced the Steering Committee members. The slate of officers was reviewed. It was indicated that voting on the slate would take place later on during this meeting. There was discussion regarding the By Laws for the Young Road Association. After review and discussion, it was noted that Article XII contained an error. In Section 1, it should read – *“The annual maintenance charge may be adjusted from year-to-year . . . may require and shall be assessed (not asserted) equally and for the same amount for each residential dwelling unit.”* (latter is an excerpt). **Motion- BE IT RESOLVED that the By Laws of the Young Road Association be adopted as presented with an amendment to correct an error/change the language in Article XII, Section 1 as sited above. Voted/passed/ Majority were in favor.**

Sarah Fagg explained the process for incorporation and shared information regarding the letters of incorporation. She mentioned that the Treasurer shall be the Registered Agent of the Association and mentioned that he would be the recipient of mailings regarding the corporation such as fees assessed etc. **Motion- BE IT RESOLVED that the new board file letters of incorporation. Voted/passed.**

There was a great deal of discussion about association costs and fees. A standard insurance policy for one million dollars of liability coverage has been estimated to cost \$1080.00 per year (lowest quote to date from several insurance agencies). It was indicated that John Finnegan would not have his company be the one to insure the Road Association as he felt (as indicated by Pat Williams) it would be a conflict of interest. Pat indicated that an additional cost to bond the treasurer most likely would not be needed at this time as this additional insurance coverage would add another \$400.00 to the insurance fee annually. The coverage of insurance would be for one million dollars but limited to two instances (total coverage of 2 million).

Dick Harvey reviewed several quotes from Kempton Tobey & Son, a contractor in the area who has done similar work as that which is needed to improve the Young Road. He has worked with the Watershed District before. One quote which included a complete package of culvert work and road work involving gravel replacement and use of a fabric to prevent muddy areas totaled (estimated cost) of \$12600.00 dollars (total cost). Of this latter amount, a grant would cover \$5400.00 and the Young Road Association would be finally responsible for \$7200.00. It was discussed further that the association will need to up front the total cost (pay the total bill of \$12600.00) and then once the project is completed the Watershed District would inspect the work completed and issue a check for \$5400.00. The limit per site that the Watershed District will reimburse is up to \$1800.00 or 65% of the cost of the project if less than the \$1800.00 match. At a lesser

cost, culverts could be replaced (without 8" gravel replacement and without fabric) for around \$4600.00 (estimated cost) or association may choose several options choosing to replace only one or two culverts etc. Dick Harvey mentioned that he is waiting for another bid from another contractor. A great deal of discussion followed regarding cost factor. A member suggested that the Worromontogus Lake Association (Fish & Game Assoc.) might provide a loan to Young Road to make road improvements as the improvements to the road will help the water quality of the lake (Togus Pond). Questions were raised regarding the status of the formation of the Young Raod Association and a question regarding the responsibility of the city of Augusta to continue to provide maintenance. John Poor was asked to share information regarding easements and situations in other communities with roads which appear to be similar to the Young Road situation. John explained that the Branch Pond Association in Ellsworth has an agreement with the road/s around Branch Pond whereby the city of Ellsworth continues to provide minimal maintenance and the road association/Pond association also provide for improvements. This information was given to Karen Foster (City Council Representative for Ward 4) by John Poor and Dick Harvey when they met with her recently. An easement document to be provided by the city is not yet available to the Road Association. The easement document signed by owners of property on the Young Rd is needed by the city if they are to consider continuing minimal maintenance and plowing. It was indicated/felt that plowing would not be an issue or concern for this winter or for at least a year from the date any changes are indicated in service by the city. John provided folks attending the meeting with a handout regarding the Branch Pond agreement with the city of Ellsworth.

Discussion then returned to association costs and fees. Lots of discussion on this issue. A motion was made by Tom Renckens and seconded by Margaret McFadden that we raise all money now and get all of the work done on the Young Road as needed. Discussion centered on how much money might be needed to operate for the year and it was estimated by Pat Williams that the association initially might need around \$14000.00 with \$5400.00 being returned to the road association from the Watershed District Grant. Discussion took place regarding fees to be assessed. After much discussion the Question was Called (by Jane Coryell) for a vote. This motion failed to pass. Discussion then took place that perhaps the Young Road Association might need to narrow focus and do fewer sites pending the amount of funds raised or consider another plan. The new Board will deal with this issue and authorize the Road Commissioner to act so that road improvements may be made to the extent that funds allow.

Motion- BE IT RESOLVED that dues of the Young Road Association be \$200.00 for the inaugural year and that \$400.00 may be paid for dues for 2 years and that the association seek other sources of funds either from members or from the Worromontogus Lake Association in order to do as much work on the road as possible with funds available. Voted/Passed with 2 abstentions . There was no opposition.

As indicated in the By Laws, membership dues are due on August 15th and checks are to be made out to the Young Road Association.

Voting took place for officers for the Young Road Association by written ballot. There were no write ins or nominations from the floor. Motion- **BE IT RESOLVED that nominations close. Voted/passed.** Ballots were counted by Pat Williams. The following individuals were elected to office and will serve until July, 2006 until the next annual meeting (15 days prior notice of July meeting).

President- Ron Uecker; **Treasurer-** Jack Wilson; **Secretary-** Tom Deschaine; **Road Commissioner-** John Poor; **Members-at-Large-** Dick Harvey and Tom Renckens

It was indicated that a letter or newsletter be sent to all owners and residents on the Young Road to inform them of the results of this meeting and to make them aware of the due date for dues if they choose to participate. Furthermore, it was discussed that the new board will decide the date/time/place of the next general meeting. Some folks expressed that there should be a meeting so that folks may learn of the outcome of incorporation process, dues collection, and information back from the city of Augusta. A meeting date will need to be set by the new board for this general meeting. One member indicated that there was a need for a detailed treasurers report to be available to the membership at each meeting and that a written copy should be shared with all. The treasurer's report should include costs and expenditures in addition to revenue. It was also mentioned that a letter or newsletter should go out to all folks as soon as possible and prior to the due date for the Young Road Association membership dues. Correspondence at this time should be addressed to the Treasurer- Mr. Jack Wilson, 69 Young Road, Augusta, Maine 04330. As indicated in the By Laws, the Treasurer acts as the Registered Agent for the association. Checks for membership dues should be made out to the *Young Road Association* and mailed to the Treasurer, Jack Wilson.

Motion- **BE IT RESOLVED that the meeting adjourn. All were in favor.** This meeting of the Young Road Association adjourned at approximately 7:24 p.m.

Submitted by


Thomas C. Deschaine, Secretary