

Wildewood Estates Road District – WERD
27th Annual Meeting MINUTES
Belgrade Central School
June 26, 2021

31 voting members present
18 Proxies
49 total ballots/votes

The meeting was called to order at 10:05, by Rico Durante, the Interim Chair of the WERD Executive Committee. The meeting began with the Pledge of Allegiance and a moment of silence to recognize the loss of 3 members since we were last able to meet in person, in June of 2019: Maggie Gerald; Charlie Jacques; and Elaine Wilson.

INTRODUCTIONS: all members present introduced themselves.

The purpose of the Meeting was to address the 10 Articles below, as outlined in the Invitation and Warrant mailed to the membership, 30 days prior.

Article 1: To see what rule of procedures the owners will choose to conduct the meeting and to select a Moderator recommended by the Executive Committee.

~ *Dick Thompson Unanimously elected: 49 In favor - 0 Opposed*
~ *Proposed Maine Moderators Manual: Passed Unanimously - 49 in favor - 0 Opposed*
Reviewed safety, exits, requested cell phones to be silenced.
Moderator set rules of discussion and how to be recognized. Votes to be counted

Article 3: To hear any reports from the WERD Executive Committee. Unanimously passed: 49 to 0

Treasurer's report

Insurance discussion of 3 policies – shared general insurance with BLCA. D & O policy for each entity - BLCA and WERD. Suggestion from member to look into other polices, in order to reduce these costs.

Treasurer collected less in 2021, due to an increase in unpaid dues.

ROAD COMMISSIONERS REPORT:

*Contractors and volunteer labor allowed double work over the last fiscal year. \$11,000 dollars a year.
\$9000 worth of road repair between June and January, \$17,63.91 has been spent on maintenance, grading, surface materials, and grading, and we are expecting an invoice for the work completed recently of about \$27000.*

Discussion about timing, and troubles with engaging contractors. Warren Brothers engaged after several contractors failed in the fall. Heavy loads limited until May 1.

Article 4: To see if the property owners will approve and accept the proposed budget which is attached hereto, totaling \$ 53,444 (which includes the \$10,000 Emergency Fund), and including assessment structures for the fiscal year of July 1, 2021 to June 30, 2022 as presented below.

Class A: Property owners whose property includes a single, habitable dwelling and one or more lots of land, whether contiguous or not - \$ 488.00.

Class B: Property owners whose property includes one or more lots, whether contiguous or not: 1.22% of Town of Rome Real Estate Tax valuation capped at \$110.00.

An error identified in the Warrant was amended by a MOTION TO AMEND FINAL BUDGET REPORT 2020/21 OF \$53,494 (Correcting the figure of \$53,444, and replacing the budget info in The Warrant with the attached Budget Report Of 2020/21 was accepted unanimously 49 – 0.)

Discussion of the PROPOSAL TO AMEND Class B to lower from 1.22% to 1% to be in compliance with Maine State Law. A member pointed out that Maine statutes for Road Districts limits the assessment of dues to 1% of property values.

*A vote carried the motion
3 opposed - 46 in favor of correction to 1 %*

Motion accept ARTICLE 4 carried 48 to 1

Article 5: To see if owners will approve October 31, 2021 as the deadline for the collection of assessments and approve the current late fee charge of any unpaid assessment of \$32.00.

Discussion about deadline – question why 10/31/21 to collect by Dec. 31, 2021; And to have cash flow available in during plowing season, for materials and Spring maintenance.

Article 5 passes unanimously. 49 - 0

Article 6: To see if the owners will elect a Road Commissioner as part of the Executive Committee whose duties shall be to determine what repairs and maintenance are needed for the upkeep of said roads, make necessary recommendations to the Executive Committee, and to perform such maintenance duties in concurrence with said committee.

Nomination of Jeff Gibbs for Road Commissioner. Nominations ceased by unanimous vote.

Unanimous vote to approve Jeff Gibbs. 49 – 0.

Article 7: To see if the owners will elect a Treasurer as part of the Executive Committee whose duties shall include working closely with an outside independent financial professional to ensure all WERD financial records are maintained.

Greg Brown nominated. Nominations ceased. Recognition of the work by Brad and Irv.

Greg Brown unanimously elected to position. 49 – 0.

Article 8: To see if property owners will elect four assessors as part of the Executive Committee whose duties will include managing the general business affairs of the District in accordance with the policies approved by the owners of properties in said District.

6 Members were nominated to run for the remaining 4 positions on the WERD Executive Board. Their vote totals are listed below

Irv Felker - 48

Eldon Abbott - 49

Bill Morris - 31

Charlie Armentrout -46

Greg Hadden (Opposed himself, and declined the nomination)

Stu Gerald – 24

Nominations of the top 4 vote getters: Irv, Eldon, Charlie, and Bill - unanimously passed. 49 – 0.

Article 9: To see if property owners will elect a Clerk as part of the Executive Committee whose duties shall include recording and maintaining the administrative records of said organization, working closely with the Treasurer and outside financial professional, manage filings at the Registry and with the Secretary of State, prepare reports/documents and carry out directives of the Executive Committee.

Jennifer Kish is nominated. Unanimously moved to close nominations

Unanimous vote to elect Jennifer Kish as Clerk of WERD. 49 - 0.

Recognition of Deedie Finney Boylan's service.

Article 10: To hear any concerns from the community.

A discussion of a prior survey and Facebook page was tabled for the BLCA Meeting

Next budget – line item budget for the roads. Membership would like to see more detail in the financial reports. .Suggestions include : Assumption page. Projected budget is an estimate.

Requests to share the professional Road Assessment with the membership. Perhaps it can be uploaded to facebook page

Speed creating dust: road dust is carcinogenic. PLEASE go the speed limit. We can control our speed. Speed is a community issue that falls between BLCA and WERD.

Member concerned about the lack of maintenance on Juniper Circle despite 5 families that live there.

Voted to adjourn: Unanimous 49 -0, at 12:20 pm.

Respectfully submitted,

Deirdre Finney Boylan

Deirdre Finney Boylan

FORMER WERD Clerk

06/29/2021

207-592-0022

deediefb@gmail.com

Sasha Avila

Sasha Avila

BLCA Clerk

08/20/2021

207-649-4431

sashaavilalmt@gmail.com