

RIVER RIDGE BOARD OF DIRECTORS (BoD) MEETING

13 April 2019

Meeting called to order at 10:00 AM.

All Board Members present:

Tracy Moseley – President and Pool

John (Bubba) Murphy – Vice President and Maintenance

Ray Shepard – Architecture/Beautification, Communications and Assistance Secretary

Anne Singleton - Entertainment

Oliver Dunn - Treasurer

Don Derrico – Security and Secretary

The following information was observed and discussed during the 13 April 2019 BoD Meeting:

1. **MOTION 1:** Tracey Moseley put motion forward to approve the March 2019 Meeting Minutes. **Unanimously passed with Board.**
2. Covenants Committee has a lot of work still to do. Please let any person on the Committee know if you have any comments. They are trying to the best for River Ridge. All we are trying to do is to ensure we are in line with Mecklenburg County and state is doing. If they say we can do it, River Ridge should be able to do it. Trying to make it easier on all the property Owners, any comments PLEASE let the Committee Members know. As said before, nothing can be changed without PO votes. They have to be sent out and the PO as whole votes on them.
3. Election Committee is Gary McGowan and he chose co-chairs. Co-chairs are Don and Terry Milligan. Anyone else please contact Gary, he needs 22 volunteers.
4. Ollie expressed the first round was spent trying to remove items that protected the developer and cut the homeowners off at the knees. Checked with lawyer and what we are trying to do meets up with state and county things. We cannot change a blessed thing without PO voting. PO question: Where can we get the Covenants? – Tracey said contact Rita. Tracey said you can go to the website and download it. PO Owner: Will this get rid of the 2 weeks stipulation of the camping where people are not supposed to be here? Ollie, recommended writing down the questions or we will be here until 6pm. Ollie gave an example of working with Mecklenburg.
5. Questions about a forensic audit being done. We tabled that because we didn't have the correct information. First thing we needed to do was contact the CPA, to see if there is any concerns but there is concerns now with all the crap going around on Facebook and everything else, we now have resignation in the works, not by one of the Board but by Rita. She is ready to go. A lot of you may say good, but it is not good, Rita is the most knowledgeable person in here. She has been here 42 years. She has the most knowledge of anyone around. We have to get an updated accounting system in here. CPA has recommended Quickbook Premier for small businesses. Rita will stay through the end of the year if things calm down and train someone. We can muddle through, the best we can do for River Ridge, put your crap away and make sure we can get everyone trained and everything updated in office so we don't sink. Rita should not have to put up with people calling her and harassing her. Ollie says he is her boss, if he thinks Rita needs to be talked to or written up trust me do you think I will have a problem doing it? PO, I don't think so. I will tell you right now Social Media gives people give a large megaphone to shout out their own harebrained schemes, - Ollie provided a metaphor about soldiers. This is our community, these are our homes, for God sake we are trying to do the best we can. You hear these people ranting and raving, I don't go on FB anymore because it's so much crap but I resent it whenever I

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have a person with 42 years of experience, lived her life since she was 18 years old trying to keep a lid on RR gets to a point where she can't put up with the nonsense by essentially six or seven people. As Treasurer any idea what it's going to cost us, we are going to have keep concurrent sets of books for 6 months, train someone on new system which is going to run us a couple thousand dollars to get them trained. Then we need new systems and software. Right now it's going cost us money because we have people chirping around in the background saying all sorts of nonsense and now it's going to cost us more money that we don't have. We start looking at this even with 6 month turnover to replace Rita, we are going to still have a lot of holes that come up. PO stated she can't stay forever. PO stated there are 5 people who are NOT at the meeting tearing this place apart, we need to appeal to the 10 percent. Ollie stated the venting by him and others is NOT intended for those in the room, it's just a few bad apples.

6. Ray Shepard looked at the current budget plans and created a program to identify discrepancies. We were at 1.8 percent of irregulars with the budget, which is nothing when balanced out with total budget. I can justify and validate the 2018 budget is correct as we head into 2019.
7. The Board voted on the 2019 Budget: Thanks went out to Al Freer. Because of Obamacare, we get a bill from Blue Cross and Blue Shield, our cost went up another 500.00 a month. Budget had to be rebalanced and it's as good as we can get it. Tracey made the point this is a budget, we will be going by for the next year. PO asked where is the money going, tired of hearing people complain who don't understand. PO asked if there is anything in the budget now over the 1,100. Tracey said it's not broken down that way. If it's over 1,100 a major purchase, we go in front of the Board and say "hey I would like to do this". Many conversations were going on at the same time – could not capture minutes. Tracey provided an example with the pool. **Motion was put forward for the 2019 Budget – Unanimous vote**
8. Ollie Dunn expressed anyone concerned about rollover dollars, he has the last 5 years from the CPA – **you can get a copy at the office** – last three pages are gold, because if you look it tells you how much to the bad or how much to the good we are.
9. Tracey Moseley thanked everyone for coming.
 - a. **Next Work Session May 4 and Board Meeting May 11.**

TREASURER REPORT – OLLIE DUNN:

1. **March 31, 2019**
 - a. Operations Checking: \$10,661.28
 - b. Operations Money Market Savings: \$157,138.18
 - c. User Fee 2 Checking: \$20,553.36
 - d. User Fee 2 Money Market: \$86,389.95
 - e. Boat Escrow Checking: \$91,861.33
 - f. Sewer Escrow Money Market Savings: \$66,203.93
 - g. Water Escrow Money Market Savings: \$149,383.95
 - h. Sewer License Study Checking: \$19,036.95
 - i. Reserved Accounts: \$386,113.36
 - j. Golf Club: \$5,918.46

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COMMUNICATIONS – RAY SHEPARD

1. Please get your address displayed; this is in your OWN interest.
2. River Ridge Sent Out a Survey for Entertainment.
 - a. News Letter will go out once results are consolidated and incorporated into the News Letter

BOATING AND FISHING - JOHN MURPHY

1. Completed down at DEER Chase, carport for fishing tournaments has a little work to it. Everybody knows cost 20.00 to get boat stickers – missed March 31 last cut off date for 10.00. May 1st I will start issuing tickets. No boat sticker probably get fined 25.00 to 50.00 plus the sticker. That's a big difference
2. Groundhog will start September or October of this year.
3. Owners are reminded to obtain their boat decals for the 2019 season. Issuance of tickets will commence 1 May 2019.

ARCHITECTURAL / BEAUTIFICATION CONTROL- RAY SHEPARD

1. Architecture this month has been very busy. March I stop in every Tuesday and picked up building permits, 20 so far this month, 19 approved and 1 still pending. I also have two complaints for architecture that we have to address
2. Beautification is getting better. A lot of warnings, warnings for 911 addresses, leaf removal, drainage ditches, etc. will be going out over the next few months. We continue to call PO's and infractions are coming to those who have received official ticketed warnings. Infractions will be written for safety and really obvious/serious infractions (e.g. couches/chairs in yards, total neglected properties, etc.).
3. Looking for volunteers in each one of the village. Key yards are out there, couch in your yard, I would think you would pick it up. Crazy things in people yards, you have to send me emails, texts, contact us. A lot of people are not happy but please send us inputs. Things are getting bad. Tracey said just leave a note in Ray's box in the Office.

ENTERTAINMENT – ANNE SINGLETON

1. Three events coming up before the next meeting, Easter party 2-4 next Saturday, Pool tournament in evening, May 4th Rock and Chalk at the pool.
2. Event calendar is out, if you need one I will email it to you, put it up on Bulletin Board, Security Office and covers the events from now to end of September, every event including church, golf course, everything going on of every event.

MAINTENANCE – BUBBA MURPHY – Alan Rhodes

1. Everything been really busy in maintenance, coming real close with electrical upgrade. Hopefully another 2-3 weeks be finished with it. I hope. Hoping everything cooperates. We have done part of the roads, I got four new sewer lines, hoping to get them done next three weeks. Several roads and ditch projects to get on as soon as we can. Gotta get pool opened up, hoping to get the top off this week. Several other projects we are working on, if you need something fill out a work order
2. Last month one uh, two of our maintenance people were approached by somebody. I won't mention any names. You got problems with maintenance or maintenance man either come to

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me or Alan Rhodes, we will take care of it. Do not confront these guys they get told what to do in the morning, then they come back for lunch and get another task. Do not confront these guys they do what Alan or me tell them.

POOL –TRACEY MOSELEY

1. Like Alan said we are trying to get the cover off this week, so we can get started. Objective date to get it open is May 18. Weekend before Memorial Day. You can see on Anne's calendar there will events going on at the pool where entertainment is working with the pool
2. Hopefully we will have a new flag pole, the ones up there are not usable anymore, and girls can't climb the fence anymore. Working to get a new flag pole to put there at the back by the flower beds. I got applications for pool attendants , 2 managers online for upstairs and one for downstairs to give me break and don't have to be there 24/7.
3. Game room should be open the 1st of May. Pool table in the clubhouse, Entertainment has made 70.00 off of that already, so going towards whatever they want to use that money for. I'll give Chris a call and get him in here.
4. People saying they are losing their money in the drink machine.
5. Going back to the pool, anyone who wants to work at the pool, go see Rita. We have a good turnover for many reasons. Anyone interested go see Rita, Anyone who wants to work at the Golf Course, same thing.

GOLF COURSE – MIKE MATHEWS REPRESENTATIVE

1. Tournament on Monday for the not so serious golfers, ladies are coming in at 9am.
2. Spring Tournament May 18th, several members have signed up for that
3. 31 May Mecklenburg Fire Department Chief called asked to do a tournament at our golf course. So from 8-12 we will be closed, it's on a Friday.
4. 22 June Tournament, there will be a flyer to invite River Ridge PO. 36 players are already coming, I may be borrowing some personal golf carts.
5. 23 April closed to aerate the greens
6. Stating today we open at 730am and close at 7pm.

SECURITY – DON DERRICO

1. Several emergency 911 calls, couple times 2 at a time. Things went smooth, the people taken out are doing well now.
2. Tickets will be given to Tribunal for passing gate cards. Please check in all guests. We can check the card reader and video. You can call the Office and let them know who your guest is.
3. We had an incident with someone running up on school bus so we need to enforce what we can.
4. It's that time of the year, gold carts need to observe speed limit.
5. We are experiencing the continued problem of Owners not signing their guests into the park. River Ridge policy dictates that all guests will be signed into the park for the safety of all Owners.
6. Everyone be safe and take care of your neighbors.

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OWNERS DISCUSSION POINTS:

1. **E20**
 - a. Bubba the budget has been done tell me more money for the roads and stuff is in budget?
 - i. Bubba said we are one person short, looking to fill it. We are also hiring someone for bathrooms.
2. **XX**
 - a. I see in the paper a lot for bus trips. Bus trip to Washington DC, etc. day or overnight trip.
 - i. Ollie asked if she would get the costs
 - ii. Everyone appeared to like the idea. PO provided examples of places.
 - b. River Ridge pays a lot of taxes for Mecklenburg, but we get no amenities. Like April 22, you put items on the curb they pick it up. We take nothing from Mecklenburg we should look at this.
 - i. Everyone appeared to agree
3. **L98**
 - a. When does the Security Office go to summer hours?
 - i. Memorial Day Weekend
4. **XXG (Daryl)**
 - a. Couple months ago I complained about people cleaning their lots. Has Anne Singleton been giving a ticket?
 - i. Ray Shepard – No. I try to work with people until there is no other option.
 - ii. Room erupted
 - iii. **XXG** – Ray, did I make my point or what?
 - iv. Ray Shepard – Yes you did.
5. **108L**
 - a. Logs in Leisure pose a safety risk to PO
 - i. Tracey acknowledged the logs need to be removed
 - ii. Alan said if people stop using the area as a road, he will remove the logs. If not he will spend River Ridge money to fix the problem
6. **107E**
 - a. I guess its ok for anyone to say what they want with FB, but don't say nothing about my wife. It's not the truth, its slander. I won't get even, I will get ahead. It's no one in the room but I monitor it all the time.
7. **A88**
 - a. Witnessed people following people into the park.
 - b. Does Entertainment have enough help?
 - i. Anne Singleton, volunteers are always appreciated
8. **20H**
 - a. Do the PO have a right to know who the employees are and what they make?
 - i. Tracey Moseley – no
 - b. At the pool people reserve seats saying it's for the kids, I think it's wrong?
 - i. Tracey Moseley said come see me or the attendants

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- c. Everybody loves their community and maybe we could form a community day for everyone to help out
 - i. PO called out, I don't come here to work
 - ii. Bubba said no going on peoples properties
 - iii. Ray Shepard said we have the Adopt a Common Area but the idea to help the elderly clean up their properties is a good idea
 - iv. PO recommended picking areas and getting the community involved. I don't see the little guy with big mouth here. We need to get some areas cleaned up.
- 9. **K39**
 - a. Who takes care of the common properties, I have put in a work order?
 - i. Bubba stated I am short of help and working electrical upgrades. Once we get past the electrical upgrades work orders and stuff will be priorities.
- 10. **8A**
 - a. Who decides what camper I can bring into the park? I have an older camper it's in super shape.
 - i. Tracey Moseley said that is something we are looking at. If it's permanent it has to be within the certain age, if it's not permanent you can bring it in.
 - ii. PO brought up that you use to be able to bring them in if certain people looked at them and approved it.
 - 1. Bubba – that's the way it used to be.
 - iii. Ollie asked when the camper was first titled. It has to be within 12 years of when it was first titled. You need to check. Many times the campers are very old before they first get titled.
- 11. **65M**
 - a. When is quite time, can the Golf Course or Maintenance run machines before quite time? They start running at 6 and 7 am. Can this stop? If it happens again I am going to take some precautions?
 - i. Tracey Moseley stated quite time is Midnight to 8am for everyone.
- 12. **XX**
 - a. To change the covenants doesn't all the other documents have to be changed?
 - i. Tracey Moseley – Maybe but most likely
 - ii. Ollie Dunn – Everything is based on the Covenants
 - 1. Tracey Mosely said we need to keep the Covenants simple
 - b. Is there anything being added or are you just deleting things from the Covenants?
 - i. Ollie Dunn – both. The Covenants put up a iron wall around the developer

Ray Shepard

Assistant Secretary