

# RIVER RIDGE BOARD OF DIRECTORS MEETING

## JULY 13, 2019

Meeting called to order at 10:01 a.m. by President Tracy Moseley at the Kountry Kitchen.

Board members present:

Tracy Moseley  
John (Bubba) Murphy  
Mike Matthews  
Don Derrico  
Anne Singleton

Board members absent:

Ollie Dunn (excused)  
Ray Shepard (unexcused)

Invocation: Gary Mckown

Pledge to Flag

No minutes are available to approve from the June 2019 meeting. Ray Shepard is absent and has not provided the minutes.

### **TREASURER'S REPORT – OLLIE DUNN (ABSENT)**

#### **REPORT READ BY PRESIDENT TRACY MOSELEY**

BALANCES (RECONCILED) AS OF JUNE 30, 2019

OPERATIONS CHECKING – 44,352.15

OPERATIONS MONEY MARKET SAVINGS – 464,944.88

USER FEE II CHECKING – 13,071.98

USER FEE II MONEY MARKET – 548,908.40

BOAT ESCROW CHECKING – 93,905.65

SEWER ESCROW MONEY MARKET SAVINGS – 25,166.60

WATER ESCROW MONEY MARKET SAVINGS – 174,476.86

SEWER LICENSE/STUDY CHECKING - 19,036.95

RESERVES ACCOUNT – 418,262.12

RIVER RIDGE GOLF CLUB CHECKING – 18,847.87

**TOTAL ACCOUNTS – 1,820,973.46**

### **PRESIDENT – TRACY MOSELEY**

Welcome new candidates, speeches will be after committee reports  
Lot auction will be August 10, 2019 at 10:00 a.m. at clubhouse

### **SECURITY – DON DERRICO**

We are having the same usual problems with golf carts missing numbers, golf cart speeds, underage drinking, and some golf carts went missing.

PO's please keep an eye out on everything we can't be around 24 hours a day. We are also having complaints of dog's pooping on other people's property, please be respectful and clean up after your animals please!!!

We have a kid named 'Little Security' helping out, he rides arounds and reports any issues to a member on security.

### **ENTERTAINMENT – ANNE SINGLETON**

The Carnival last week was a huge success, looking forward to next year. We have a kid's fishing tournament next weekend along with a Texas Hold' Em Poker Tournament. I'm not going into much detail about other things because we have a lot to cover today.

### **GOLF COURSE – MIKE MATTHEWS**

Golf course is doing great. We have two tournaments scheduled, one on July 20<sup>th</sup> and another on August 24<sup>th</sup>. Brush mower needs to be fixed.

Golf cart parade had a good turn-out and went great. Labor Day Golf Course Bash is scheduled August 31, 2019, it is 10.00 a person in advance and 15.00 a person at the gate. The Konnection Band will be playing and seemed like everyone enjoyed the band last year.

### **MAINTENANCE – JOHN (BUBBA) MURPHY**

We are having quite a few leaks and sewer issues throughout the community. If you are having a sewer problem, the po needs to show us where so we can determine who is responsible, RR has no responsibility if it's on your lot.

We now have someone cleaning bathhouses and she's doing a wonderful job.

We have a new maintenance man starting this coming Monday to replace Big I at sewer plant and we think he will work out great.

Cleaning machine (kay vac) on truck is broke down, Alan to get someone to look at it.

Alan – electrical upgrade in Leisure went great.

### **BOATING & FISHING – JOHN (BUBBA) MURPHY**

Docks will have reflector numbers put on both sides of each boat slip.

November 1<sup>st</sup> the boards at Groundhog are scheduled to be replaced.

We have had a suggestion to have a handicap bathroom at Groundhog.

Bass tournament July 27<sup>th</sup>

### **POOL – TRACY MOSELEY (REPORT GIVEN BY HOWARD POWELL)**

Pool is running great and staying clean, employees are working out fine.

## ARCHITECTURE

No report

## COMMUNICATIONS

No report

## BEAUTIFICATION (REPORT GIVEN BY DARLENE QUESENBERRY)

15 infraction tickets were written, 12 warning tickets.

New water fountains were installed at the office and security office.

## OLD BUSINESS

Tracy Moseley – concrete to be finished at clubhouse pavilion.

New flagpole is installed at entrance donated from Ways & Means, waiting on proper lighting to be installed and then a presentation ceremony will take place.

## NEW BUSINESS

Tracy Moseley – Rita is leaving by the end of the year, notices sent out about her job. We had tremendous response, over sixty applicants. We have narrowed it down to eight, we will have it down to three tomorrow and then do final interviews. We will also be upgrading the computer system.

## MOTIONS

1. Anne Singleton put a motion on the floor to purchase a cloud-based TOPS ONE Homeowner's Association Software for the office of River Ridge, 2<sup>nd</sup> by John (Bubba) Murphy. Anne explained that many changes are coming and we need to get River Ridge into the 21<sup>st</sup> century. She said many hours were dedicated into researching what would best for our community. She called and spoke with association managers of large associations from 1,400-16,000 units from Tidewater to Richmond to Northern Virginia to see what software they were using and TOPS ONE was the most commonly used software and per the association managers she spoke with, TOPS ONE offered nearly all the features desired in a software. Some of the features she pointed out were owner portals would be available to pay utilities, dues, and submit work orders. Mass e-mail and text can be sent to all po's or only certain villages. A budget can be uploaded and tracked monthly for accuracy. One big feature is field workers (architecture, beautification, boating/fishing, security, meter readers) will have tablets and be able to snap pictures right on the spot to upload to po's owner accounts. Anne also explained that maintenance will be hiring a secretary that will enter all maintenance expenses and will be detailed in a report every month, this will also be the same for the golf course on income and expenses. The cost will be .45 per lot per month.

**Motion passed unanimously**

2. Anne Singleton put a motion on the floor to outsource River Ridge payroll to Paychex, Inc., 2<sup>nd</sup> by Mike Matthews. She explained that outsourcing payroll has a lot of advantages. Paychex will pay all employer/employee state and federal taxes monthly and

quarterly, handle employee child support deductions/garnishments, produce W-2's, give employees the option of payroll direct deposit for the first time ever. The biggest advantage though is payroll can be completed in the office in less than fifteen minutes per pay period. The cost of the service is 252.00 per month during the off season and an estimated 309.00 per month during peak season when the pool is open, this price could fluctuate somewhat depending on how employees are working at the pool.

**Motion passed unanimously**

3. Anne Singleton put a motion on the floor to change the River Ridge Workman's Comp Insurance from Traveler's to The Hartford Group, 2<sup>nd</sup> by Mike Matthews. We are currently paying over 15,000 a year for the insurance, assuming this is because we were in a high-risk category. Our new quote is 8,112 annually. Anne Explained that the insurance will be deducted each payroll period and will be exact to the penny based on the payroll amounts. To anyone who has ever done an end of the year workman's comp audit you know how much of a pain and how difficult they can be, sometimes you didn't pay enough throughout the year and end up owing money upon completion of the audit. By running the insurance in conjunction with the payroll it will insure the amounts collected will always be correct and never run the risk of a shortage.

**Motion passed unanimously**

#### **Terry Milligan**

The last meeting for me as head of tribunal is August 2019 and Gary McKown will be taking over effective September 2019. Anyone interested in volunteering for tribunal please see Gary. Yeti-Up Cornhole Tournament will be July 20<sup>th</sup>, 2019 at 11:00 a.m., every cent raised is given back to the playground.

#### **Tracy Moseley**

Covenant committee will be finished soon and ready for board to proof before sending out to property owners for review. Question asked from Kelly Rose L135 can property owners have an input on the covenants like possibly a survey monkey to find out? Terry Milligan responded that the committee asked for suggestions on the grapevinenow.com site and only one property owner responded.

Eddie Harris (building inspector) follows Mecklenburg rules, a portion of the chassis must remain under the camper to comply with the covenants. If covenants are changed then we can remove this from the required conditions.

#### **Gary McKown**

Information for the election will be posted on grapevinenow.com not social media. Election is August 17<sup>th</sup>, 2019 and the ballots are currently at the printers.

Gary opened the floor for the five candidates at 10:55 a.m., they drew numbers for the order they will speak. Gary did ask each candidate to express what position on the board would they like to have or feel they have the qualifications for:

Darlene Quesenberry – maintenance  
Kevin Jetter – any position  
Donna Noell – any position  
Howard Powell – maintenance  
Connie Suddueth - treasurer

### **ROUND ROBIN**

#### **Bill Phelps 57 & 58 I**

Why is a property owner building a huge house without anything under it?

Tracy Moseley - the chassis had to be put back in, stop work orders were issued. We need change to be able to move forward in our community.

#### **Joann Foster 133 & 134 C**

River Ridge is trying to get in line with Mecklenburg, we have two lots but because of water in the back we can't sell one of them. Mecklenburg shows lots are married but River Ridge does not. Why am I paying assessments on a lot I can't use?

Tracy Moseley - all lots not owned by River Ridge must pay assessments, even if they are married together you still have an assessment for each original lot.

#### **Colleen Groller 73 I**

I'm happy to hear about the new software upgrade but can we get more qualified people, we are concerned about more staffing. Tracy Moseley -we are hiring more people.

#### **Terry Milligan 59 C**

There has been no discussion of raising the dues PERIOD!!! Don't believe social media!

#### **Margaret Faithful 44 L**

Can married lots be unmarried? Tracy Moseley - I think they can be according to the county guidelines. Margaret Faithful – I have two lots I want to marry and each one has a camper, will I be able to keep two campers if I do this? Tracy Moseley – no only one dwelling per property.

Gary McKown – if you separate two married lots you still have to comply to the 7 ½ foot setback for each lot.

#### **Connie Suddueth 39 I**

If a camper is brought in and not set on blocks, how long can it stay? Tracy Moseley – not exactly sure of a time frame but I think it's thirty days. Darlene Quesenberry – Eddie Harris said there is no requirements on tying down campers.

Meeting adjourned 11:45 a.m.

Next work session August 3, 2019

Next board meeting August 17, 2019 (annual meeting)

Minutes accepted by  on August 17, 2019.

(secretary)