

## RIVER RIDGE BOARD OF DIRECTORS (BoD) MEETING

September 08, 2018

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

Mike Matthews – Golf Course

Don Derrico – Security and Secretary

### Message from the President Tracy Moseley:

River Ridge Golf and Camping Resort had an exceptional Summer. Your BoD are involved in protecting and preserving our Community on many fronts. The work involved in educating ourselves, keeping our members informed and pursuing resolution of issues is extensive. All this extensive work is performed by dedicated volunteers and is made up of our seven standing Committees – Communications, Maintenance, Architecture and Beatification, Pool, Entertainment, Security and Boating and Fishing Planning. When our Board and each of our Committees are fully running, the time requirement for each volunteer is minimal, and the work can be lots of fun. Not only do they get to serve their community, but have a significant impact on the quality of life here in our community. Fall and Winter months are approaching and residence need to prepare accordingly. We will have many activities and we look forward to seeing many of you there.

1. The following information was observed and discussed during the September BoD Meetings:
  - a. Outstanding turnout from Owners
  - b. Serious weather may be approaching our Park starting Thursday 13 September. Hurricane Florence. We will utilize Snack Shack and Club House for emergency shelters. Now is the time to prepare your Emergency Kit (e.g. water, flashlights, etc.) Please watch Grapevine and the Front Board for latest details.
  - c. August BoD and Emergency Meeting Minutes were approved. These will be available on Grapevine and the Front All Read Board by the Playground.
2. Treasurer Report: Ollie Dunn: Report was provided and read at the meeting. Audit process being discussed. Ollie is still working the explanation of Assessment action item taken at the Working Session. More to follow.

### COMMUNICATIONS – RAY SHEPARD

1. Please get your address displayed; this is in your OWN interest and safety.

2. Discussions and relationship continues with Mecklenburg County Offices. Ray Shepard will start attending County Community Meetings.
3. Grapevine Site will have Ray Shepard contact information (e.g. phone, email, etc.). Owners are encouraged to communicate. Grapevine will have a new section to Communicate with Owners this month. BoD will also be paying yearly cost (~\$180.00) for the Grapevine Site Internet Protocol requirements. Site Administrator has been paying this cost each year with no reimbursement - this is being fixed.

#### **BOATING AND FISHING - JOHN MURPHY**

1. Dock renovations continue in Leisure. Board Voted and agreed upon expenditures for the upgrade of the Groundhog Docks.
2. Leisure Boat Docks look amazing.

#### **ARCHITECTURAL / BEAUTIFICATION CONTROL- RAY SHEPARD**

1. ~206 lots without sewage in River Ridge. Assessment is ongoing to understand the impact and to ensure there are no "safety" concerns.
2. BoD looking at sites beyond the state of repair and what options are available
3. Ray Shepard indicated every effort will be made to work with Owners for yards and discrepancies. Owners need to get their yards cleaned up. Moose Village discrepancies will be posted to Grapevine and the Front All Read Board - this is the initial warning/request. Leisure Village assessment underway. ANY safety item will have letters sent as a warning immediately.

#### **ENTERTAINMENT – ANNE SINGLETON**

1. Labor Day Concert was a huge success. Lessons Learned to make future events even better being reviewed.
2. Fall and Halloween Events being planned. Volunteers are being requested for kids Halloween Event. Contact Anne Singleton.
3. Santa Clause made a guest appearance - 2 December Santa will be in River Ridge.

#### **MAINTENANCE – BUBBA MURPHY**

1. Maintenance is doing well. Interior Bath House improvements continue. Adventure Village is almost complete - exterior doors need some work. Deer Village is next.
2. The leak in Groundhog and ditches remain one of their many priorities.
3. Electrical Upgrades for Leisure still planned mid-September.

#### **POOL –TRACEY MOSELEY**

1. Assessment of pool chlorination system continues: it's the salt or chlorine debate. BoD is investigating options and looking at long term obsolescence. Owners will be included in this decision.
2. Pool will remain open as long as feasible (weather contingent) and will adjust hours accordingly. Snack Shack is down on inventory and will be closing.

#### **GOLF COURSE – MIKE MATHEWS**

1. Golf Course is doing well and business has increased substantially.
2. Due to the exceptional efforts by the Golf Course Team our greens are holding their condition. 15 September Members and Guest Tournament will be held and 29 September Golf Course Member outing.
3. Golf Course did have a lawn mower motor expire, Golf Course is conducting repairs to get it back in service.
4. Golf Course is also proposing a pavilion like structure built by volunteers. Estimated material cost is \$6,500. Initial Return on Investment analysis: Rental of tents for events versus \$6,500 investment indicates a 4-5 year return. More to follow at next BoD Meeting.

#### **SECURITY – DON DERRICO**

1. Security reported there have been several supposed break-ins.
2. Several emergency 911 calls for people who are sick have occurred.
3. Security continues to be extremely responsive. They are looking for volunteers.

#### **OWNERS DISCUSSION POINTS:**

1. People need to ensure they sign guest into park.
2. Ways and Means (W&M) events should not have conflicting events at the same time. W&M has priority over individual events.
  - a. During Events in RR, Security needs to ensure guests of the event cannot roam around RR beyond the event. Assistance at the gate would be useful.
3. Stickers for RR Owners vehicles was suggested. Stickers for Golf Carts was also suggested.
4. Golf Cart excessive speed needs to be controlled before someone gets hurt. Options were discussed.
5. Owners volunteered to assist in Groundhog Pier renovations. Bubba taking this into consideration.
6. Trash or large debris removal from RR Owners. Owners need to use the Customer Care Disposal Site (15 minutes away) for large items like furniture and appliances, etc. We must stop putting these items at the dumpsters. Our Maintenance picks this stuff up and it cost about \$500 to

empty. Please help in this effort. Communications will bring this topic up at Mecklenburg County Meetings. If you see someone doing this - take a picture and report this type of behavior.

A handwritten signature in black ink, appearing to read "Dan Linn". The signature is fluid and cursive, with a large initial "D" and "L".

10/28/2018