

RIVER RIDGE BOARD OF DIRECTORS MEETING

SEPTEMBER 14, 2019

Meeting called to order at 10:00 a.m. by President Don Derrico at the Kountry Kitchen.

Board members present: Don Derrico
Tracy Moseley
John (Bubba) Murphy
Mike Matthews
Connie Suddueth
Howard Powell
Anne Singleton

Invocation: Gary McKown
Pledge to Flag

Presentation from Ways & Means for flag dedication, thanking all who helped raise funds for new flag pole. Present for the presentation was Bill Phelps, Margaret Faithful, Paul Harvey, and Sharon Harvey. Paul read a letter and a poem for flag dedication. Bill Phelps spoke of Ways & Means and how they installed siding on the Kountry Kitchen. Bill presented flag, Don Derrico motioned to accept flag, 2nd by John (Bubba) Murphy.

Don Derrico motioned to accept the August meeting minutes, 2nd by Mike Matthews.
Don Derrico "I am new at this president stuff so please bear with me".

Tracy Moseley motioned to accept the minutes from the 2nd meeting (annual) on August 17, 2nd by John (Bubba) Murphy.

TREASURER'S REPORT – CONNIE SUDDUETH

BALANCES (RECONCILED) AS OF AUGUST 31, 2019
OPERATIONS CHECKING 21,853.59
OPERATIONS MONEY MARKET SAVINGS 401,055.71
USER FEE II CHECKING 4,193.76
USER FEE II MONEY MARKET 455,973.49
BOAT ESCROW CHECKING 92,387.01
SEWER ESCROW MONEY MARKET SAVINGS 25,918.78
WATER ESCROW MONEY MARKET SAVINGS 174,521.32
SEWER LICENSE/STUDY CHECKING 19,036.95
RESERVES ACCOUNT 418,368.71
RIVER RIDGE GOLF CLUB CHECKING 15,200.83
TOTAL ACCOUNTS – 1,628,510.15

ENTERTAINMENT – ANNE SINGLETON

Our Kid's Cornhole Tournament was a great success. We have a dart tournament scheduled for September 28th, and a Texas Hold' Em weekend October 4th & 5th. We are introducing a new fun event, a chili cookoff scheduled for October 12th.

Anne also brought up that when the new computer system goes into effect the incoming monies collected from events will be put back into that department's budget. Connie Suddueth added that a revenue line will be added to the committees that bring in money, there will be no more depositing in the general fund.

MIKE MATTHEWS – GOLF COURSE

The golf course is doing good, we had a great turnout for our Bash on August 31st, between the two events, Memorial Day and Labor Day we profited 3146.41.

HOWARD POWELL – MAINTENANCE

We've had several leaks throughout the park that were repaired. We've also had vandalism at two bathhouses, Buffalo and Hare. Electricity was installed at the fish weighing station. Sewer plant is running smooth along with the sewer around the park. Pool was drained to power wash and remove black algae.

JOHN (BUBBA) MURPHY – BOATING & FISHING

First let me say I'm not resigning!!! Groundhog boat dock has damage to the stone wall that needs to be repaired. Do not park in other people's boat slips, it is trespassing! Just a reminder boat decals are due January 1st and must be purchased by March 31, 2020.

Boards to repaired/replaced at Groundhog, please remove boats out of the water by mid October so there will be no risk of them getting damaged. Property owners can put their boats in 24 hour parking as long as needed, park their boats at the top of the hill in Deer, or park up front near the propane tank.

MIKE MATTHEWS – BEAUTIFICATION

Eight infraction and one warning ticket was written, one ticket was thrown out because property owner had already received a ticket that hadn't gone to tribunal yet. Gary McKown "Mike tribunal will provide you a list of infractions for the last six months".

TRACY MOSELEY – POOL

We did not have enough employees to stay open past Labor Day. Pool has been drained to have it cleaned. New state regulations on check flow valves have been issued and must be in force before the pool opens next year, we should have enough in our budget to cover it.

The pool water that was drained into the pond has no chlorine in it and will not harm the fish.

DON DERRICO – SECURITY

We've had a few rescue calls this month. We are still having a problem with golf carts not having numbers on them and still having issues with speed, please keep the speed down. We have also had complaints of items being taken off property owner's decks, please call security in addition to Mecklenburg so we can have a record of it please.

ARCHITECTURE

No report

COMMUNICATIONS

No report

OLD BUSINESS

Terry Milligan – Copies of proposed covenant changes have been presented to the board for review. Remember they must be approved by 2/3 of all property owners.

NEW BUSINESS

MOTIONS

1. Anne Singleton put a motion on the floor to incorporate a 401K plan for River Ridge employees effective May 1, 2020 with a 3% annual employer match. She explained that offering better benefits can result in higher employee morale and longer employee retention. The 401K plan can be set up with Paychex with them directly debiting the employee and paying the plan administrator, cost of having the service is 125.00 a month. Anne also stated that any employee is eligible, even part time but they must first work 1,000 hours to be eligible. 2nd by John (Bubba) Murphy. **Motion passed unanimously.**
2. Anne Singleton put a motion on the floor to increase the River Ridge employee family percentage of health insurance paid by River Ridge from 50% to 80%. 2nd by Connie Suddueth.
Motion passed unanimously.
3. Howard Powell put a motion on the floor to purchase a new commercial power washer to be used on the bathhouses. Two estimates were provided with his recommendation of purchasing the less expensive one for 3664.01. 2nd by Tracy Moseley. **Motion passed unanimously.**

Gary McKown – We have been working on new election guidelines, the committee wants to institute background checks that are to be performed on all candidates and they must meet the specified criteria. Candidates will be solicited in April instead of May and for those with intentions of running will be required to sign a document giving River Ridge permission to perform the background check.

Candidates will also be held to a standard of respect during the election, any “bashing” of other candidates or board members may result in being withdrawn from the election, to include electronic media. Motion by John (Bubba) Murphy to accept the new guidelines, 2nd by Anne Singleton. **Motion passed unanimously.**

ROUND ROBIN

Tracy McKown 98L

I would like to see quiet hour changed to 10:00 p.m. Sunday through Thursday only.

Some people without fences let dogs roam and poop in other people's yards.
Suggestion to change lights at Leisure boat docks to LED to reduce the Mayfly population.

Kathy Bynum 82L

Please change quiet time from 10:00 p.m. to 8:00 a.m. Sunday to Thursday
I have been accused of throwing poop in another property owner's yard, not true.
Golf carts are getting dangerous in speed, Al Golden "Security needs to monitor speed".

Colleen Groller 73I

Why did pool not get covered until Christmas last year, it needs to be cleaned and covered right away.

A lot of problems in our community are caused by guests. Property owners need to tell their guests the rules. Can we post rules on all the bulletin boards?

Richard Kauffman 102M

Presentation of letters of noise complaints. Why do we have singing on the River Ridge radios?
Why are we saying open the back gate, etc...
There is an issue with golf carts blaring radios.

Terry Milligan 59C

Once 2/3 of the property owners approve the covenants it takes three years to go into effect.

Flash Harwell 86 & 87C

The bulletin board has been cleaned up. Please note all notices over 30 days old will be removed.

Judy Seigla 122F

Glad to see a stop sign by the church was installed, can we get a yield sign for the other side.

Al Golden 92E

With the news of the bathhouse damages this has gone on long enough. Can we install gate card readers on the bathhouse doors?

Cathy Thomas 31G

Snide comments should not be made to property owners. Hackling in the meetings needs to stop.

Cathy to Howard are you aware of Groundhog bath house leaking again? Howard "No I am not".

Cathy to Mike Matthews here is a list of beautification issues.

Cathy to Don Derrico I would like to have the 50.00 refunded that I had to pay a ticket for.

Paul Harvey 84M

You've talked about bathhouses and I know Anne is working on a solution, please move forward with it. I'm glad to see the covenant changes are in the works.

Please do something about speed in our community.

NANCY FREER 107E

I've been asking for three years about vandalism to the bathhouses and card readers. Don Derrico, "We need to get the gate card reader fixed first".

Please put cameras on outside of bathhouses.

Ideas of posting the rules is good but entire blue rules need to be posted.

Donna Noell 88F

Can we charge admission to the pool and create golf cart stickers to have funds to go to pool?

Cathy Thomas 31G

Congrats Connie for your new board position.

People are speeding by my house I want a speedbump.

Sue Reese 55C

There have been many discussions for years about the bathhouses, people aren't taking care of them and now you're talking about card readers.

People have money for beer and cigarettes but not sewerage?

Colleen Groller 73I

All bathhouses need work, they need to be torn down and new bathhouses put up with plenty of parking.

How many people actually read the rules to their guests?

Al Golden 92E

Golf carts need numbers to be three inches and please color coordinate so they can be seen, please no black on black as an example.

Why do you need an expensive power washer on the back of the truck? Howard "It has a power washer and sanitizer plus sucks up water".

Tony McLean 95E

I feel I opened up a can of worms about the pool but I do have a question, if there is damage from draining it who will pay for it?

Bill Phelps 57 & 58I

Two houses are being built in Buffalo bigger than mine. This board has a conflict of interest by the same people being involved being family to a member on the board.

Cindy Collins 32C

We should have quiet time at 10:00 p.m.

Meeting adjourned at 11:56 a.m.

Next board meeting October 12, 2019

Minutes accepted by


(secretary)

October 12, 2019.