

River Ridge Board of Directors Meeting
June 12, 2021

Board Members Present: Terry L. Milligan, President (Boating and Fishing)
Kevin Jetter, Vice President (Golf Course)
Connie Suddueth, Treasurer (Architecture)
Anne Singleton, Secretary (Communications, Entertainment)
Drea Butler, Asst. Secretary (Beautification)
Paul Harvey, (Maintenance)

Absent: Robert Frazier (Pool, Security)
Sergeant at Arms

Property Owners Present: 32

The meeting was called to order and opened with a prayer at 10:00 a.m. by President Terry L. Milligan at the Kountry Kitchen. Everyone stood for the Pledge of Allegiance to our flag.

COMMITTEE REPORTS

President (Terry L. Milligan): In the next two water bill mailouts you will receive a letter notifying you of two meetings to discuss raising our Dues. One meeting will be August 7th and the other October 2nd at 1:00. We want to hear your input. You know we lost User Fee II and River Ridge (RR) cannot operate on \$250 a lot. Please mark your calendar to attend one of these meetings, or both if you so choose.

Secretary (Anne Singleton): Minutes from the last board meeting have been reviewed. No changes or corrections. Motion to accept was seconded by Paul. Minutes accepted into the record as presented.

Architecture (Connie Suddueth): We’ve been very busy the last couple of weeks due to warm weather. Property Owners (PO’s) are reminded to be sure to get a building permit before beginning construction. We had 14 building applications in May.

Treasurer (Connie Suddueth): Treasurer’s report.

Cash as of May 31, 2021	
Operating Account:	\$ 750,840.10
Money Market:	\$ 755,770.04
Reserves:	<u>\$ 494,784.95</u>
Total:	\$ 2,001,395.09

We will move \$300K from operating to Money Market to gain more interest. As of Friday, June 11, 2021 there is \$86,453 in past-due fees. \$7,690 of this is from 2020-2021 Dues. A date for the auction (6 lots) has not yet been confirmed.

>Regarding the Employee Handbook: I had a meeting about this last week. The final draft should be done by the end of June.

Beautification (Drea Butler): Thank you Grayson Martin for painting our fence up front. We will have a yard sale July 3rd from 8-12. Spots will be \$10 each and you can pay for that at the office. Proceeds will go towards replacing the stone angel in the median up front that was vandalized. Please keep your yards clean. Beautification is actively writing tickets.

Entertainment (Anne Singleton): We will have a Country music concert with a DJ today at 3:00 at the Clubhouse (inside if it rains). Next Saturday is family movie night at the pool. Bring your floats during the movie. We need volunteers for the upcoming Carnival. Vision 2027: The first meeting is next Saturday at the Clubhouse at 1:00, please volunteer. We have had good response to our advertisements for a Park Manager on Indeed.com and ZipRecruiter and are looking forward to more. We will keep you updated on this. The Interview Committee consists of volunteer Property Owners who will interview qualified candidates and report back to the board with their recommendations.

Margaret Faithful F44: When was the vote to get a park manager and how to pay for it?

Anne: At a BOD meeting about 2 months ago.

Maintenance (Paul Harvey): The Groundhog bathhouse sewer tie-in has been completed. We purchased a used dump truck. It has a stainless-steel dump body which will last forever. It has been a good vehicle. We are doing lock outs on water/electric meters. The sewage problem at the pool has finally been properly repaired. Jim and Joe do an outstanding job mowing, maintaining common properties and general clean up. We diligently work on culverts and ditches, keeping them dug out and cleaned out, in each village. If you have time, please go down Fox and take a Right into Groundhog to see the great ditch work they did down there. We need to install speedbumps in Adventure and in Kangaroo and we received a quote for about \$2,500 to outsource the speedbumps and repair the holes in the asphalt at those same locations. We are always working on potholes with ColdPatch. I spoke with Robert Furr regarding the stagnant water problem behind F8. He has the light equipment that will work well in that wet area. He said he could clean it out for about \$1,400 and we are looking into outsourcing this. On the golf course we had trees cut down last fall and there is still debris remaining to be cleaned up. I spoke with Neil Hodges and asked for a quote, but they are so busy right now, it will be August or September. He does good work and is reasonable with his rates.

Steven Dudley I14: Is he going to fix any damage that he tears up? He tore my gutters off.

Connie: He is insured. The office has it on file.

Donnie Mann F109: You just said you would get Robert Furr to do the excavating over there, did we not buy a little excavator to do work in here ourselves? Why are we paying someone else? Can't we rent a machine? Aren't ya'll trying to save money in here?

Paul: Two reasons: Our machines are heavier than his machine and that area is a wetland. Maintenance has three full-time employees, and we need to use those guys where we can get the most out of them. We have 1500 lots in here. If I send our machine (or a rental) down there, then I have taken those man-hours away from the rest of the park and it is a minimal job. Maintenance men are more valuable in other places. When I get the most I can for RR dollars, this saves us all money. From a managerial

standpoint, outsourcing is a viable solution in this type of situation where we are trying to clear some of the backlog of work.

Donnie Mann F109: Well it can be backlogged a little bit longer.

Kevin Jetter: Can we hold this discussion until the Round Robin?

Golf (Kevin Jetter): Due to inclement weather, the Memorial Day Bash has been rescheduled (weather permitting) to July 31st. Golf Course grass is growing in the bald spots slowly but surely. We will aerate and reseed again soon. Our irrigation system is from the 1970's and we are lucky it still works. Our volunteers are great in helping out and we are getting more players every day. When I speak to new players they really seem to enjoy our course. The Golf Course is truly an asset to RR.

Steven Dudley I14: That's a joke too, but I'll wait for Round Robin.

Kevin: I have been volunteering on the Golf Course for about 10 years and it has come a long way since a prior BOD leased it out to another company.

Boating and Fishing (Terry L. Milligan): I am still waiting on Quality Pier to repair some posts in Groundhog (slip #20), the main boat landing and any others he sees. Quality is waiting to get their machine up here on a day when they have other work to do on the lake to be more cost effective.

>If you see anything that needs repair at any slips or the landing, please let me know.

>You are reminded, there is no fishing around the boat slips. A PO recently found a hook at his boat. You are allowed to fish at the Groundhog pier (and the pond).

>I wrote 14 tickets last month for boats, in slips, without a current decal. Don't carry your decal in your truck or purse, put it on your boat.

>Please insure your 911 Address/Lot number is posted in a location visible from the street.

Vacant lots also need 911 Address and Lot number posted.

>You are all aware of the vandalism at a Bathhouse last month. I have a letter (*letter was read in its entirety*) from the Mecklenburg County Sheriff's Department that confirms a report was filed and is being actively investigated. RR will prosecute to the fullest extent and they need to pay for repairs. For your information, before the day was over Kevin and I had already downloaded camera footage and identified the perpetrators. There were comments on Facebook about using Gate Cards to enter the bathhouses and I will certainly get a quote for you to see the expense involved in getting readers at every bathhouse and, if you vote for this, you will have to accompany your guests to the bathhouse as Guests are not allowed to have a Gate Card.

>This week, many people had their gate cards and water shut off for nonpayment of Dues (which were due May 31st). It is against the rules for anyone to let them in after hours. We do not stop anyone from going to their property, they can park in the parking lot and walk to their property until they get their bills paid.

>The Golf Course Pro Shop had a mold issue. We need three quotes and we can't get them. The building inspector told us it must be a licensed/certified contractor and this is limiting who can quote this job. If any of you have recommendations on a licensed contractor, please see Paul. We are actively working on this.

Margaret Faithful F44: Our insurance won't take care of it? (*No, we tried, but they said it was old water damage*).

Pool (Robert Frazier): In Robert's absence (he is repairing the AC unit of an 82-year-old, wheel-chair-bound client in NC). Terry reported pool food sales are going well. The game room is open with new games. They have great ice cream.

Security (Robert Frazier): In Robert's absence, Kevin reported Security can always use more volunteers. Please realize how important your 911 numbers are when we get a security/rescue call to your lot.

OLD BUSINESS

Paul Harvey: We are looking to build a new electrical supply room for storage of spare parts in the maintenance shop. Before lumber prices went sky high, it was going to cost \$900-\$1000, now it will be upwards of \$1,200 to finish it. I make a motion we spend Not-to-Exceed \$1,500 to buy the material and build an operational electrical storage room in the maintenance shop. This work will be done in-house. 2nd by Anne. Discussion: No permitting is required as there is no structural work involved, just partitions and shelving. The ayes had it, motion passed.

>I also would like to request funding for an electrical upgrade and installation of fans at Phelps Pavilion for the enjoyment of Property Owners who use the pavilion. A work order was initiated by Beautification last year, but we did not have funding at that time and it was put on hold. I make a motion to spend Not-to-Exceed \$2,500 for this upgrade, 2nd by Kevin. Discussion: Anne added that Entertainment would like to purchase colored lights for pavilion events and have them installed at the same time. Paul agreed to work that in and maintenance will do the work in-house. The ayes had it, motion passed.

Terry L. Milligan: At our last BOD meeting a Property Owner requested that we change our policy of not taking Bass/Bream out of the pond for kids. We have discussed it and it is concerning: If we take too many fish out, it will be overfished; if we don't take any out, the fish won't grow as big. Our decision is to leave the rule as it stands, it seems to be working. You can still take catfish out, but not bream or bass.

>We also had a request from a PO to have RR purchase an aluminum can recycle bin. Cans would be collected by this PO and sold, then the money would be used to spay and neuter as many stray cats as possible. The BOD agreed this was a great idea, but we do not think RR should purchase this bin. Many of us are will to donate personally and we have no problem if she would like to put the bin on common property.

OPEN DISCUSSION: She has posted a Cans for Cats notice on the bulletin board. A PO came to the office and wanted to donate directly to her.

NEW BUSINESS

Terry L. Milligan: Our Election Committee chairperson is here to tell you who is running for the BOD this year.

Gail Baucom 41C: Anne Singleton and Paul Harvey's terms are up this year, leaving two positions on the BOD. They are both going to run again as well as Grayson Martin and Don Derrico. At next month's Board Meeting, each candidate will be allowed 5 minutes to speak and then Property Owners will be given an opportunity to ask questions. On the

day of the Election, I will need at least 32 volunteers. If you've never done it before, it is an interesting process. The BOD observer on the day of the election will be Connie Suddueth.

Kevin Jetter: I make a motion to add Tracy Moseley to the Tribunal Committee to fill a vacancy, 2nd by Paul, no discussion. The ayes had it, motion passed.

Connie Suddueth: The office now has a new Check Reader. They can run a stack of checks through it and it makes an electronic deposit so they don't have to take checks to the bank any more. It is working very well. We also have a new Credit Card processor that runs through their Desktops and no longer need to use the telephone line. All this is supplied free of charge from our Bank.

Drea Butler: Beautification will be installing new pole lights at the front gate.

Terry L. Milligan: We have ordered new 'One-Way', 'Do Not Enter' and 'Stop' signs for our roads and they will be installed soon. The BOD voted golf carts can go either direction on a One-Way, but vehicles cannot. Security is actively writing tickets for this.

>The BOD has been asked to clarify the rule on passing gate cards. The Blue Rules currently state "Do not pass your gate card to guests except immediate family which includes..." We suggest removing anything about 'family' in this section. Under Guests where it says 'except for Immediate Family,' it will define Immediate Family. Guests cannot stay in here without a PO, but your Immediate Family can. Anne made a motion to change the wording under Gate Cards to "Do not pass your gate card to Guests. If special circumstances arise, please meet with the Security Office." Also, the motion includes changing the wording under 'Guests' to "Property Owners must be present to have Guests. Property Owners are always responsible for the conduct of their 'Guests.' Adult children (over age 18), parents, grandparents and grandchildren are not considered 'Guests' and are not required to be signed in." Clarifying this in the Blue Rules will allow 'Immediate Family' in the Gate without being signed in. We have a motion, a 2nd and discussion, motion passed.

ROUND ROBIN

Erika Wildrick L140: I would like to ask for a Street sign at the end of Lumber. Also, I would like to see a map with all the One-Way directions printed on it. It's very confusing.

Terry L. Milligan: Maintenance is in the process of installing more One-Way signs. If you have seen our village maps, they are too small for directional arrows.

Paul Harvey: We will install a 'Lumber Street' sign. Street sign maintenance is an ongoing task.

Larry Dean: When volunteers worked on painting the brown street signs last year, we decided multiple street signs on one road was unnecessary. We redid many of them and got rid of a few. My suggestion would be for maintenance to re-do signs in the winter months when things slow down. Tony and Angie bought stencils for this project which ended up being more involved than any of us expected.

Margaret Faithful F44: At one time, didn't the County put these green street signs up for us? Why did we pull up any street signs?

Connie Suddueth: Yes. The County will give you one street sign when the development is being developed. After that, they will not give you any more. We only pulled up the brown, handmade ones that were in very poor condition and they were replaced as necessary by volunteers. If there was a green sign on a metal pole, we did not touch it. If there are some missing, I don't know where they went.

Donna Noell F87: Everyone knows we have a road problem. Boardman is the worst I've seen in 20 years. It is ridiculous for people to come in the gate and their car starts bouncing. It's scary coming around that corner where the ditches are. I go to a chiropractor every two weeks and I come in here in my vehicle and I bounce which throws my back out again. I am a bad guy, I take a shortcut to my house to avoid going on bumpy roads. I know it's wrong, but I have back problems. These one-way roads have got to be addressed. Let's fix the main roads.

Terry L. Milligan: We know this and we want to do this, but it takes money to do it.

Donna Noell F87: Take the \$300,000 that you are going to move to Money Market and fix these roads.

Connie Suddueth: It will take 3 million dollars to fix these roads.

Donna Noell F87: It only takes thousands to do a section. Do a section every year. Right now just do the main entrance. We need to invest money better so we can have a million.

Colleen Groller I73: At a previous Board Meeting my understanding was we voted it was okay to travel either way on a one-way in your golfcart, but not on a car, and golf carts always yield to vehicles. My brother, who was at the meeting at that time, has driven his golfcart the wrong way around the pool. I was upset (and I have discussed this with Robert Frazier) because a discussion was made between two Board Members and a friend of mine that I was responsible for people at my house who disobey rules. My brother does stay with me, but he is also a Property Owner. He is responsible for himself. Please clarify the rule about going either way on a golf cart. It is the Board's responsibility to discuss concerns with the PO involved, not whoever happens to be standing there to talk about it. I don't get into 'he-said, she-said and rumors.' It is a narrow road with lots of children who don't pay attention and I personally do not think anyone should ever go but one-way around the pool. I do not, have not, and will not.

Terry L. Milligan: Robert did come to me about this. His concern with that area is the hill at the pool is too steep for two golfcarts to try to pass. I reminded him that the vote was 7 to 1 in favor of golf carts going either way. I voted against it. If he is now having second thoughts, he needs to bring it back to the BOD. He is not here today, but we will bring this back up.

Larry Dean 129D: I suggest putting up a split rail fence on the top side of the pool because someday someone is going over that hill in a golfcart.

Anne: Thank you so much for being Summer Santa at the Pool Party. The kids had a ball!

Joann Foster 133C: Are there any rules about dogs pooping all over the place? (*Yes, everyone is supposed to clean up after their dog*). I see PO's who never have bags. Should I take a picture? (*Yes, if you can and contact security*). Do we have a dog park here? (*No*). Would you consider one? (*Yes*).

OPEN DISCUSSION: The entrance to Leisure would be a good spot. Would like to see a walking/nature trail there as well. This was discussed years ago, but there was not enough interest. There are doggie bag disposal stations at the Office, in Groundhog at Bubba's Circle and at Leisure boat slips. As a reminder, dogs are also required to be vaccinated for Rabies. Any PO can ask for proof at any time. Grayson Martin M112: I have given verbal warnings and written numerous tickets regarding this dog litter problem. It is being addressed.

Marsha Mann 109F: I have a real concern over children driving Golfcarts. Are they still required to take a test? (*Yes. Must be 14 to drive alone and have a RR-issued permit*). I have seen young children driving and texting. They have no idea how dangerous this is. I did not get a golf cart number. I have gone to security many times about these kids. Last night people flashed lights in our eyes. I have never had a response from security about my complaints. Why can't security ride around and see some of these things that we see? (*They do*). How are they doing that when they are sitting up by the tree? How are you enforcing golf cart permits?

Grayson Martin M112: A couple of people cannot do it all. Property Owners can play a vital role as well. I am actively writing tickets.

Kevin Jetter: When I ride around at night I try to speak to these kids, but it's like speaking to a brick wall. I do get the Lot Number and go talk to their parents. Most parents get the kids off right away, some do not. And to clarify, the reason we are at the Shade Tree is it is a central location to dispatch where needed. Sooner or later, if we are looking for someone in particular, they will come by the tree.

Anne Singleton: I stopped a kid last week. He looked about 10 years old. He proudly whipped out his permit.

Paul Harvey: Security is a group of volunteers, they pay for their own fuel and devote their time to assist the community. It isn't a matter of what they are not doing, it is up to all of us as an Association to do our part to keep this park safe.

Crystal Linke (Security): I will personally give you my number. If you see a child driving who does not look old enough, please call me. I will find them and stop them and get them tested if they are 14 years of age. I have kids of my own and am not generally out late at night, but if you call, message or text me, I will make it a point to seek them out and issue tickets where necessary.

Margaret Faithful: You don't have to hunt Security down, just call the Security Office and make a report. Your issue will be addressed.

Donna Noell F87: Children driving golf carts has always been an issue here in RR. You cannot fix stupid. Parents who allow their children to drive golf carts are stupid. They know a small child cannot even reach the pedals or see over the steering wheel and they let them drive anyway. They consider the golf cart a toy. No matter how much we try, this will never change.

Joann Foster 133C: With all due respect, you can 'fix it.' The Blue Rules get changed. You can restrict the children to a curfew. I know it's hard to enforce, but you could raise the

age limit. *(We currently do have a child curfew).* It's not just the kids. I've seen parents let very small children drive golf carts while they put their foot on the pedal and that is a CPS issue. That is not allowed. It's very dangerous. I've seen little kids drive golf carts right into ditches with the parents sitting right next to them. It is against the damn law. Really, you could report them. People don't understand and maybe it's a matter of getting the word out, but like I said make them have to be 16 years old. Why does a 14 year old have to be out at night, driving around anyway? *(If we can't enforce it now at 8 and 14, how will we enforce it by raising the age limit?)* I think as you get a little bit older and old enough to drive a car, you become a little bit more responsible. I have a 14-year-old granddaughter. There is no way she can be driving around this park after dark. Secondly, she doesn't even drive a golf cart. At 16 years old I think they understand the consequences a little bit better. I don't think a 14-year-old child should get behind a golf cart. It's terrible. You can't enforce the chaos, but you can raise the age limit. Please consider this. As far as adults go, there is nothing you can do about that. Then, you can't 'fix' stupid. They are endangering those children. If I see that, I will call CPS. *(Please do).* Colleen Groller 173: When they initiated golf cart permits, he was the first one to get a permit and he was the first one to get in trouble for having a permit. They used to cut a corner off and when all 4 corners are gone, they are not allowed to drive a golf cart until they get a driver's license. *(They still do).* It was an excellent thing to teach a young person to learn to be a responsible driver.

Gail Baucom 41C: I found out this week that Americamps and a place called the Club require golf carts to be in by midnight. The BOD should consider a curfew on children now. Why do people need to be out whooping and hollering at 2 in the morning? When you have activities that run late, you could extend the curfew. Also, don't you think Security should have magnetic signs for identification? This would be helpful to let people know who Security is. We have green lights on every vehicle and we have shirts. No one wears the shirts.

OPEN DISCUSSION: Those people 'rent' their lots. I visit my friends and sometimes don't get home until 1 or 2 in the a.m. Some PO's come up here for the weekend and they want to invest every minute. We should put the golf cart rules on the bulletin board.

Marsha Mann 109F: On another note, how are committees chosen? A couple of years ago I volunteered for many things and I never got a return phone call. *(What would you like to volunteer for today?)* Anything. *(Beautification and Elections are actively seeking volunteers. See Drea or Gail today).* I wouldn't mind being on Beautification, but I don't live here. I rode around last night and there are some nasty places in here. Who enforces people who need to clean their lots?

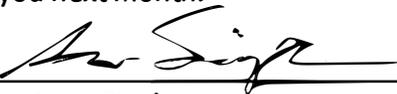
Terry L. Milligan: When a PO receives a ticket, they have an opportunity to plead their case in front of tribunal and the case is either dismissed or they are fined \$50 (the maximum the State of Virginia allows). If the problem is not corrected in 30-45 days, they get another ticket. From there they can be charged \$10 a day for 90 days or until the problem is corrected. After that, we are authorized to pay someone to go on their lot and clean it up and pass that fee to the PO as well.

Connie Suddueth: We also can put a lien on their property.

Margaret Faithful F44: Can you give us a covenant update? Will we have a cutoff date or is this going to continue, continue? I have had people call and complain they did not get a ballot, but you must understand, if your name is not on the Deed you may not vote. I was on the committee that sent out the ballots and it is hard to believe anyone didn't get theirs, we triple checked every envelope.

Terry L. Milligan: Shortly, I will contact all the volunteers and pick a date to get together. The ballot boxes will be opened and YES's will go in one box and NO's in another. The corresponding Property Owner name will be marked off the list as VOTED. The ballots will be resealed and the committee will start contacting every PO who has not responded. If you didn't receive a ballot (which seems strange because each envelope that was mailed with a ballot was double/triple checked, but if you didn't get one, you can go to the office and request one. I will ask them to have more printed. We ordered the exact number of ballots needed and had 3 people checking every envelope that went out. It is very strange there are so many people saying they did not receive a ballot. *(Other covenant mailout committee members were in attendance and agreed the number of PO's who say they did not get a ballot is very strange as they were triple checked going out).* The committee will not call anyone a liar. PO's may obtain another ballot at the office, but towards the end of the count, the committee will double check there is 1 vote per lot and any extra ballots for that lot will be disqualified and it will be known if anyone tries to stuff the ballot box.

President Terry L. Milligan: If there is nothing further, thank you for your attendance. This meeting is adjourned. See you next month.

Respectfully submitted by: , Secretary
Anne Singleton

Accepted by the BOD: 7/10, 2021.

SUMMARY OF MOTIONS AND DECLARATIONS

Passed: River Ridge Maintenance will spend Not-to-Exceed \$1,500 to purchase material and build an operational electrical storage/supply room within the maintenance shop.

Passed: River Ridge will spend Not-to-Exceed \$2,500 to perform an electrical upgrade and install fans at Phelps Pavilion for the enjoyment of Property Owners. (Entertainment will purchase colored lights for the pavilion, which will be installed at the same time).

Passed: Tracy Moseley will be a new member of the Tribunal Committee to replace a PO who resigned.

Blue Rule Change: Change the wording under Gate Cards in the Blue Rules to "Do not pass your gate card to Guests. If special circumstances arise, please meet with the Security Office." Also, change the wording under 'Guests' to read "Property Owners must be present to have Guests. Property Owners are always responsible for the conduct of their 'Guests.' Adult children (over age 18), parents, grandparents and grandchildren are not considered 'Guests' and are not required to be signed in." Clarifying this in the Blue Rules will allow 'Immediate Family' in the Gate without being signed in.