

River Ridge Board of Directors Meeting October 10, 2020

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, Assistant Secretary (Beautification)
Robert Frazier (Pool, Security)
Paul Harvey (Maintenance)

Sergeant at Arms Present: Jeff Linke, Jr.

Property Owners Present: 6

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.

Secretary (Anne Singleton): September 12, 2020 minutes were reviewed. A motion was made to accept as presented, 2nd by Kevin Jetter, motion carried.

Treasurer (Connie Suddueth): Connie Suddueth presented the treasurer's report (attached):

Cash as of August 31, 2020	
Operating Account:	\$278,298
Money Market:	\$755,565
Reserves:	\$456,693
Receivables Due:	\$ 32,000 due now
	46,000 over 30 days due
	2,729 over 60 days due
	63,360 over 90 days due

People are not paying what they owe because there are no consequences. We will be talking to a lawyer (Russell, who also does our lot auctions) about collection suggestions which we will discuss in executive meeting.

Architectural (Connie Suddueth): 19 Building Permits this month and 1 stop work order (someone trying to build without a permit) in Indian, given by Eddie Harris/Mecklenburg County.

Beautification (Drea Butler): Fall decorations are up. We have cleaned and organized the storage area at the water tower. I have written many warning tickets for property issues. Actual tickets will go out next month if they remain noncompliant.

Pool (Robert Frazier): The pool is closed. Security has changed propane hours (11, 1 and 3). Still looking for 911 operators. Lights and cameras at dumpsters are installed and operational.

*Open Discussion: Good job that the pool is covered. An umbrella needs to come down.
Remaining inventory will be sold to golf course.*

Golf (Kevin Jetter): The course is doing well. A few area courses are non-functioning which brings in overflow for us. This is our last month to pay for golf cart lease; then we will be in maintenance mode. Winter tree work is being planned.

Entertainment (Anne Singleton): Ironman next weekend and then the golf cart parade. Will there be Trunk or Treat at Chapel?

Open Discussion: Yes, there will be Trunk or Treat October 31 at 5:00 in the Chapel parking lot. Contact Crystal Linke with any questions. The chapel is also having a Brunswick Stew sale earlier that day. Property owners (PO/POs) are complaining if you can open the Clubhouse for the Iron man will it be open to everyone? Can you buy more Dart Boards and have it outside? No. Only the ones who are throwing darts will be allowed in the clubhouse at any given time. There will be no observers in the building. Social distancing and safety will be practiced.

Maintenance (Paul Harvey): Light poles at the main entrance are straightened, painted and have new, brighter bulbs. The first lamp post was interfering with the cameras, so it was removed. Steve made all the electrical repairs. A big concern are the bathrooms. We are discussing converting the pool bathroom to year-round use with the Board of Health. Heating installation for other 3 bathrooms will finish soon. I ordered 47 faucets that need to be replaced. Pending no major issues, we should meet and exceed the completion schedule that the Board of Health has demanded (Dec 31). The Electrical upgrade in Hare is complete. It went smoothly with minimal issues. Old pedestals have not yet been removed.

Wastewater: We purchased a new computer that is on-line with direct communication to our licensors to address wastewater issues. Road repairs have begun again. The dam at the 6th hole has been repaired. The dam was created so we can maintain water around our tree and limb disposal facility to reduce spread of fire. Equipment: We are working on evaluation of the equipment in our maintenance department (backhoe, mini excavator, dump truck etc.) A new bucket for the 'mini' has been purchased. The John Deere backhoe will need to be repaired, replaced or traded and we will contact John Deere for their recommendation. Ditches: Whenever we have time, we are working on ditch cleanout. The electrical lights that need to be installed at the boat dock is scheduled for this month. Major power issues at Groundhog that need to be addressed. Drea's project is scheduled to be done this month. We have noted many places that need to be repaired with rip rap. Roads are deteriorating rapidly where ambulances and fire trucks will have difficulty. There is a 2-man team who has done an outstanding job with this and they are putting together a quote for road and rip rap repairs. (They will have a Certificate of Liability). I have asked on FB and Grapevine for retired-engineer Property Owners to offer professional advice maintenance issues. Two have agreed, and I would love to have one more as a committee. This committee will free up other board members. I will keep Robert because he has a radio (*laughter*) and can be contacted when I am not here. Anne asked what is going on at the side of the road behind the clubhouse? It was collapsing. We put a small extension on the culvert. We cannot just throw dirt in there; we need to reinforce it. We are working on it in small sections at the time. Other maintenance issues have taken priority. We need to reinforce solidly before we put in a cold patch.

Open Discussion: Problems like these are the exact reason we need the input of engineers. Bathhouses are priority and must be brought up to standards by December 31 or the Health Department can shut us down. Will there be heat in the bathrooms at the Pool? Yes. We will put a mini-split in and set the temperature low enough to keep the water from freezing. Will you heat the washer/dryer area at the Pool? No. Adventure was supposed to be completed September 22 and they just locked it up Thursday and re-did the floor. Everything is done except the faucets. Grates and registers will arrive this week. Paul will research if registers and grates were included

in initial quote. The original guy now has subcontractors that we are dealing with. We are fortunate to get them, most contractors will not come in once a job has started.

Boating and Fishing (Terry L. Milligan): Groundhog nails are coming loose. More boards (originally nailed down) have been replaced with screws. Boards have been cut for Deerchase, the stringers are completely rotted, same thing for repairs of Groundhog stairs. I have a quote to present at 'New Business' for these repairs. I strive to stay on top of boat decals and people parking in the wrong slip. I do not patrol the slips and Deerchase every day. I have been accused of playing favorites about the temporary (24-hour) parking, I do not play favorites.

Open Discussion: There is a boat sideways in jet ski parking. That boat has been abandoned by a non-property owner. Not sure we're talking about the same boat. Supposedly his daughter was going to file for an abandoned property title. Can River Ridge file for abandoned property? Yes, but there is no trailer to move it. I have been in contact with him multiple times. We cannot enforce the \$10 a day penalty. He was given a decal and boat slip by the office who 'thought' he was a property owner. His estranged wife is the PO, and she wants nothing to do with the pontoon.

OLD BUSINESS:

Kevin Jetter: Everything we discussed about lunch counter, store and gas at the pro shop is on delay right now as the wife of the engineer we are working with has become ill. We are still looking for a fire truck. They are expensive. A map of the sewer lines in Hare is available through Alan if any PO needs to know.

Terry L. Milligan: At the last meeting Connie suggested raising propane prices. I have researched LP gas prices and see no reason to raise our prices. What we pay, versus what we charge, allows RR to have a good profit and still keep prices low.

Open Discussion: How often do gas prices fluctuate. They go up and down all the time. Who signs the PA's for that? Should it be maintenance or security? If security handles propane, then they should sign off on LP purchases. Robert Frazier will initiate handling PA's in the future for LP purchases.

Has maintenance done any research on Groundhog bathhouse pumps? Paul Harvey: I wasn't involved in the prior decision to pursue this; I have since talked to Alan and we will discuss further before we move forward.

We talked about the Buyer's Packet: Connie: The complete package has been put together by the office staff. Nancy Freer, and 3 other real estate agents have agreed that it is a good packet. A map is included. I have a packet here if anyone wants to see it. Through closing statements, River Ridge gets \$50 per pack. For-Sale-By-Owner properties do not automatically receive a packet. It is every new homeowner's responsibility to produce their deed and get a packet at the office.

NEW BUSINESS:

Drea Butler: Property Owners have complained that the dryer in Leisure is no longer there. A vandal tore it up. The dryer at the pool is inadequate; you must dry clothes twice as long. Can we get a quote on a dedicated Laundry area? Many full timers need this service. I would prefer a dedicated laundromat in a central location with camera surveillance.

OPEN DISCUSSION: This has been discussed before. Sewer access is a problem. Who deals with the washer/dryer company? We do not own these appliances. Kevin says the washer-dryer managers may identify us as 'high crime' and they may stop the service because of this. Can we put a camera focused on washer/dryers? No, we can put video signs up and see if it helps, but no cameras allowed in bath houses. Paul will talk to Alan about this. Places for a laundromat might include behind temporary camping and at the old basketball court by the pits. We might also consider someplace closer to the security office because there is water and sewer available. Don't take the small basketball court away. It is used so infrequently; ballers can certainly go to another basketball court. If it were closer to the front offices, it would be safer against vandals because there is so much PO traffic. Should future washer and dryers we get be owned by River Ridge? No, there is so much maintenance required, we really need a maintenance service. There is a pre-fab kit available that makes it easy to install. Drea will research further and report back.

I want to amend the Blue Rules: Currently it says PO's must clean their property 4 times a year, but it was brought to my attention a PO can say... "I got a ticket for grass and even though it's 2 feet tall, I just cut it 2 months ago." I would like to make a motion that Blue Rules say 12" maximum on grass height all year long. 2nd by Paul.

OPEN DISCUSSION: Per the Blue Rules, lots are required to be cleaned of brush and leaves 4 times a year. 12" is way too tall for grass. 6" is too tall. Who is going to measure the grass? PO's who live far away cannot get to their grass 4 times a year. There are lawn maintenance services you can hire. A 30-day warning gets me another 30 days to get a ticket and then another 30 days to comply, which is 90 days and now the grass is 3' tall. Amount of days for a warning is up to Beautification.

Drea amended her motion: As of 10/10/2020 a new Blue Rule goes into effect that grass cannot be more than 6" high all year long or the Property Owner will be issued an infraction ticket. At the end of the warning period, if the issue is not resolved, River Ridge may hire a lawn maintenance service at the expense of the Property Owner. (Terry L. Milligan: The authority for this is in the covenants). Drea will look for contractors who have liability insurance.

Connie Suddueth: Workman's Comp is now being handled by the office and not through maintenance. The last time we met we discussed contracts for campsite rentals, the storage facility and a 911 operator's report. The office has done research and came up with these forms. The form will allow us to have better contact info for day campers. Rose Phelps was helpful in coming up with the 911 Report. We (Robert Frazier and Connie) will have a meeting with the 911 operators, explain the form and train them. Scanned forms will be uploaded to Property Owner's TOPS account. We researched this with area campsites to come up with this form. RR 911 Operators are not privy to all the information on this form as it comes from county 911; but if an individual calls, RR operators will strive to get as much info as possible. Last weekend a Property Owner had security on multiple wild goose chases for 'loud noise' and would not give his name or lot number. Hopefully this new procedure will reduce nuisance callers.

-In regard to the Storage Contract Form: The records I received from the previous Board Member are not well organized. We need to physically see what trailers are in there and start fresh. These contracts will be maintained by Security and billed out by the office.

-Mailboxes: I am working with the postmaster. There are about 30 empty post boxes. I have spoken with our attorney. My records show River Ridge paid for the cluster of boxes. I have a list that says who got which box. I have seen no other paperwork to suggest the Property Owner's paid for the bank of boxes. Moving forward the Property Owners who are currently using their boxes will see NO CHANGE. At some

point in the future, empty boxes will become available. For six months we have put out notes and flyers in boxes and asked box owners to tell us if their box is actively being used. We have had minimal response to those requests. If you, as a Property Owner, have proof you purchased your box, please let us see it. Boxes being sold from PO to PO cannot be tracked; I will request that the postmaster keep the office apprised of any changes in 'ownership.'

OPEN DISCUSSION: The 911 form was passed around. It will help identifying PO's who repeatedly make nuisance calls and will not give their name or lot number. Majority of calls come from Mecklenburg County, and we are not privy to all the info on this form. If it is a PO who calls, we will get as much information as possible, the name, lot number, nature of injury, who responds, etc. Nuisance calls last weekend caused many wasted hours for security. Security should respond to every caller, no matter what. Yes, but this form will help reduce the number of bogus calls.

Storage area: Don Derrico says he left everything he was working on at the security office. He did, but the information is lacking in clarity. I thought Property Owners had to sign for the key to go in and out. They do. Records are so far behind.

Mailboxes: Our Attorney said because the boxes are on RR property, and the checks to pay for those boxes is written out of a RR account, legally those boxes belong to RR. If anyone has a contract or letter proving their ownership, please produce it to the office.

OPEN DISCUSSION: If we did not get a green letter then we are good...Yes. What are the repercussions if you 'sell' a box to someone new and the old person comes up to claim it? There will be a disclaimer written by an attorney. Can we get additional banks of boxes? No... Currently, the USPO will not service any new boxes until current ownership issues are resolved.

Paul Harvey: SAEDACCO has come in and drilled 3 new test wells (to test the water at our waste-water treatment plant). One of these wells did not pass the DEQE 'test' and needs to be redrilled. I have a quote for this re-drill.

OPEN DISCUSSION: What does 'not pass' mean? Paul is unsure, he just got on board and was not involved in the initial drilling. Look at the old quote that we paid \$23,000 for and see if a re-drill is included. Did they not 'guarantee' the holes would pass? Paul will attempt to find the prior written contract to clarify.

Anne Singleton: How long will the Letters to Santa box be available? Answer: Although Santa will be going to Florida for the winter, he has someone who will check the box at D129 through Christmas Eve. Santa requests the kids put their Lot number on the letter.

Kevin Jetter: We had 2 deaths in RR last night; a heart attack in Moose and a long-time golfer (in Fox) who succumbed to a long illness. We also had a fire call after midnight, an electrical fire at a camper. Security put out the fire before the fire department got here.

OPEN DISCUSSION: Did the previous head of security turn over the fire extinguishers he carried? No. Shouldn't we make fire extinguishers available to all those on security? Yes, and flashlights would be great as well.

Terry L. Milligan: I have a quote from Quality Pier to redo the steps at Groundhog. It is very labor intensive. I make a motion to make the necessary repairs, not-to-exceed \$7,000 out of Boating and Fishing (B&F), 2nd by Kevin, no further discussion, motion passed.

I am also making a motion to raise the boat-slip lease from \$220 to \$300 a year, 2nd by Robert. It is still cheap compared to Americamps at \$900; \$300 per month at Watersview (covered), \$950 at Tanglewood, \$750 at Outdoor World. I would like to explore covered slips with electricity in the future. Motion passed after discussion.

OPEN DISCUSSION: Isn't Quality Pier expensive? No, it was the other quote which was significantly higher. How do you still have \$97,000 in the budget? Every time you give a report you give the same amount. Answer: Boating and Fishing Money Market has remained the same. Today B&F has \$25,479.52 in the budget. Thank you for asking, but what we have in reserves has nothing to do with funds we need to bring in toward future needs. Don't just take care of Groundhog, you need to take care of others/Leisure. Terry answered: We just replaced 7 posts in Leisure. I take care of all the areas. I try to get things done properly as cheaply as I can. At any time, anyone who wants to know the balance in the B&F budget, please ask me. Does that include the sticker? Answer: Stickers have nothing to do with boat slips.

ROUND ROBIN:

Margaret Faithful (44L): I ain't getting much down there to raise the slip fee. I don't care what anybody else pays around here. We're looking at what we got. I want to know what you're going to do with it, and I want to know when I go down there, I don't have to fuss about it.

Terry L. Milligan: We just redid all the boards the year before last.

-I know, but it still looks like poop. The water is down, you can't even get your boat out at Leisure.

Terry L. Milligan: We can't control the water level.

-I'm not saying you can control the water level, but it could look better down there.

Terry L. Milligan: Tell me specifically what we can do to make it look better.

-Half the boards are done with nails. How many times have we done those boats slips? Time and time again and every time whoever we get to do them don't do them right. They put boards down the wrong way and they curve up. We have to go back and take care of it.

Terry L. Milligan: Sitting there is one of the men who volunteered to put boards down. Tell him he did a bad job volunteering.

-The boards were done the wrong way because they are bowed back up.

Charles Walker: When we were down there working, we replaced what needed to be replaced and we screwed them down and they were straight at installation.

-I don't care if they were volunteers, when we do a job, we need to do it right.

Charles Walker: Why don't you volunteer to come and help us or supervise?

-I volunteer for a whole lot of stuff in here.

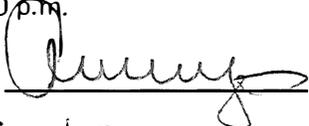
Terry: I will say this...I am not trying to be mean, but if you think \$300 is too much do not re-lease it next year. You say you don't care what other people are paying; but they have the same thing we got, looks the same, and they are paying 3 times as much. This will also help with those people who know that presently it is cheaper to keep their neglected boat in a slip than in the storage lot.

Paul Harvey: If you see things that need to be done, fill out a work order. That way you, as a Property Owner, will have physical input that we can track and keep us accountable.

Terry L. Milligan: Anyone else for Round Robin? If there is nothing further, this meeting is adjourned.

Connie Suddueth: Two property owners have requested to meet with the board at executive session.

Meeting adjourned at 12:00 p.m.

Respectfully submitted by: , Secretary

Accepted by the BOD: 11-14-26, 2020

SUMMARY OF MOTIONS AND DECLARATIONS

Passed: Repair work at Groundhog dock, not-to-exceed \$7,000, out of Boating and Fishing.

Passed: Boat slip annual fee will now be \$300 per year.

Blue Rule Change: Grass cannot be more than 6" high all year long or the Property Owner will be issued an infraction ticket. At the end of the warning period, if the issue is not resolved, River Ridge may hire a lawn maintenance service at the expense of the Property Owner.