

River Ridge Board of Directors Meeting  
March 12, 2022

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)  
Robert Frazier (Pool, Security)  
Paul Harvey, (Maintenance)

Absent: Grayson Martin

Property Owners Present: 67

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**

**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 and will be posted on the Bulletin Board.

**Treasurer (Connie Suddueth):** Treasurer's report.

|                              |                      |
|------------------------------|----------------------|
| Cash as of February 28, 2022 |                      |
| Operating Account:           | \$ 66,340.44         |
| Money Market:                | \$ 855,984.67        |
| Reserves:                    | <u>\$ 494,909.82</u> |
| Total:                       | \$1,417,234.93       |

**Architecture (Connie Suddueth):** We've had six building permits this month. I did one stop-work order for someone building without a permit and reported one PO to Mecklenburg County for illegally building.

**Beautification (Drea Butler):** POs are encouraged to clean their lots and maintain visible Lot and 911 Numbers. Ten tickets and four warnings have been issued.

**Boating and Fishing (Terry L. Milligan):** Quality Pier has us on their schedule for slip repairs. Let me know of any dock or slip concerns.

**Communications (Anne Singleton):** Nothing to report.

**Entertainment (Anne Singleton):** Kite Day is next weekend. We will serve hotdogs and drinks at the Driving Range. Kids will be provided kites. The Community Kid's Easter Party is scheduled for April 16, 2:00 at the Clubhouse.

**Golf (Kevin Jetter):** We will start getting more play when Spring weather finally gets here. Donnie and the rest of the crew do a great job on the course. Rumor has it the markers on the course are for the new

18-hole golf course; this is not the case. The markers are for an aerial survey of the train tracks. We did raise the cart fee by \$1 and will most likely raise prices overall starting in the spring.

**Maintenance (Paul Harvey):** Eagle II pump station had another failure. It is back in the shop and it will be too costly to repair. Replacement cost (installed) is \$17,592. This is a critical pump and has been ordered with a 10-12 week lead time. Maintenance continues work on the ditches and culverts in Leisure. We only had two water and two sewer repairs this month. This is a good indicator of being proactive which results in fewer breakdowns. The yellow dump truck has new bushings, two new front tires and was aligned. The white dump truck has new tires. The backhoe needed repair of the bucket. Alan has worked out a schedule to burn the brush pile. We are currently under a daytime burn ban so burning takes place from 4-11 p.m. with 2 attendants, a bobcat and a water pump truck for safety. Keith Saunders and I have been developing standard operating procedures. Every job is described. It's on grapevine now in the Maintenance SOP Folder. We are developing a confined-space entry and other safety processes, which are required by law, as well.

**Pool (Robert Frazier):** We are getting competitive prices for chemicals from one of our PO's who has a pool store.

**Security (Robert Frazier):** We need more volunteers.

>Kevin: Please pick up your packages from the Security Office. There are too many sitting in there for too long. We also need part-time help at the Security Office and the Golf Course. Pick up an application at the office.

### ROUND ROBIN

(5-minute time limit)

**Michael Story 34M:** What is the progress on the nonprofit status? Who is the guy named 'breezesocks' on grapevine. He says he has a lot of experience with that and others do too.

>Anne: The committee met, we are making headway with a good plan. Our hope is to present a plan to the BOD next month. It's tax season and the department we are dealing with is the Tax-Exempt Department so they are very busy and not prompt at returning our phone calls/emails. I don't know who breezesocks is.

>Michael to Kevin Jetter: How was it that we lost our status?

>Kevin: The treasurer at the time was Tom Lowder in Fox. I will try to get in touch with him.

>Anne: All the information about this is in the minutes available on grapevine.

>Michael: With seven BOD members and 50 topics at the same time, it's too hard to follow a topic with just a snippet every month, then it skips a month. In regard to the budget I picked up on the way in this morning, it's near impossible to piece it together. I request detailed Profit & Loss statements for the past 5 years.

>Terry: Please put your request in writing at the Office, they will have 30 days to get it together for you.

>Michael: I want it this week.

>Connie: TOPS only goes back 3 years and one week is not enough time to go through our paper files. I invite you to volunteer to be on our budget committee.

>Michael: I'm 2.5 hours away, I can't do that.

*(Unintelligible/Unclear background noise and phones ringing)*

>Michael: I also want to point out the water sewer surcharge is \$75,960. It looks like a profit you're doing away with.

>Terry: No. The \$60 will be included in the annual assessment if the vote passes.

**Jennifer Kearns F19:** I think the maintenance SOP is a good idea. I suggest that each position on the BOD has an SOP to maintain continuity as the BOD rotates. I actually do this as a job and I am happy to work with anybody to create those. Who do the ladies in the office report to? I have a concern that some of my documents (boat registrations) with my personal information went missing. *(Connie: Please get with me after this meeting).*

**Jim Wilcox I30:** You should give out verbal warnings before a citation. The numbers fell off my trailer and my neighbor was using it. He got a citation via Certified Mail. Now he must go to tribunal. We would have appreciated a verbal warning. Paul you are doing a fantastic job with Maintenance. President you are not doing your job by Robert's Rules. Don't tell me that I must pay an additional water bill that wasn't approved by us. All we got to do is pay our electric, water and our Dues. In an emergency you can do certain things. If someone's on the BOD messing up, you need to get them out of here. Anne you are doing a good job. On the boat slips, they jumped from \$200 to \$300. Who made that decision? You've got to go through PO's to raise something.

>Terry: The BOD discussed the water-bill issue, and I took responsibility for that.

**Shawn Kearns F19:** Is common property 10:00 or not? *(Not all, just the pavilions).* Are you aware of the Homeowner's Bill of Rights? *(Yes).* Why didn't POs vote on the Blue Rules? We are getting blindsided. There is a lot of confusion in the community. The Blue Rules have always been a problem and they've been weaponized. Obviously, this BOD does not do a good job. You're making decisions and going to court, it's ludicrous. There is disarray everywhere. Tribunal needs their own SOP too. It's stupid. Do away with it and start over. I've got a one-legged veteran and elderly friends who must sit outside.

Terry: A committee of Property Owners manage the Blue Rules and bring their suggestions to the BOD. PO's don't vote on every issue, that is why you have a BOD. The 10:00 rule has always been in the Blue Rules for the benefit of the PO's who live close to the pavilions and complained of too much noise.

**Al Freer E107:** Regarding our tax-exempt/nonprofit status, how much do we pay in Federal and State Income Tax each year?

Connie: We don't. If RR spend the funds that we receive, we do not pay taxes.

Al: I was there when we lost our 501(c)(4) status because property owners contacted the IRS to complain about RR. They gave many reasons for revoking our status 1) We're not open to the public, 2) We have a gate, 3) The pool is not open to the public and many more, but that has nothing to do with how much taxes we pay. A 501(c)(4) is a nonprofit that benefits the public. Our pool and facilities are private. We don't meet the qualifications, but we can.

**Al Golden 91E:** You don't have to only speak to the BOD at these meetings; you can speak to the public. The Homeowner's Association runs the BOD. Read up and find all the things they are doing wrong. Last July POs asked for Robert and Drea to resign and we never heard anything back from that. We also have Connie, who is the biggest liar of all the women in RR. I had to go to tribunal and she talked about my ticket, but when it came to her ticket, I wasn't allowed. She gave her gate card out for 1.5 mos and she didn't sign anyone in. Last month she told a PO to shut up and sit down. She needs to go. We have a right to see the tickets she writes. Wake up and read the VA rules. Kevin, you were in a hurry to get in my personal business and write a ticket for me calling someone an 'old b\*tch' (she's sitting right there).

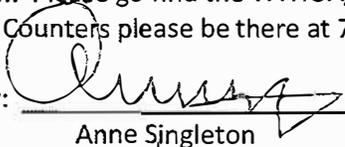
*Kevin: I didn't write it, I signed it. According to our rules BOD members must sign off on tickets.*

Al: Do what you want, I don't need your opinion. Donnie Beck, a RR employee, got on the internet and called me something. Employees don't need to do that and here he is again confronting me. Needs to be something done with his job too and I intend to see that somethings done. We are going to stop this

stuff. Stop writing me a ticket every time you turn around, just because you don't like me. Donnie Beck needs a ticket and needs to be let go.

Drea: Robert and I never cussed each other out. I don't know about your situation with Donnie, but if it was after hours, the BOD cannot control what you do on the internet at your own home.

**President Terry L. Milligan:** Please go find the VA HOA/POA rules and read them. Cast your vote for Dues next Saturday from 8-11. Counters please be there at 7. Thank you for your attendance.

Respectfully submitted by:  Secretary  
Anne Singleton

Accepted by the BOD: 4/9, 2022.

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**SUMMARY OF MOTIONS AND DECLARATIONS**

None.

Blue Rule Changes: None.