

**River Ridge Board of Directors Meeting  
May 14, 2022**

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

Board Members Absent: Robert Frazier (Security, Pool)

Property Owners Present 116

The meeting was called to order at the Kountry Kitchen by President Kevin Jetter at 10:03 am and opened with a prayer by Tony McLean. Everyone stood for the Pledge of Allegiance to our flag.

**COMMITTEE REPORTS**

Anne Singleton – I would like to put a motion on the floor that the April 2022 board minutes be approved, 2<sup>nd</sup> by Paul. Voted unanimously, minutes approved.

**Treasurer (Connie Suddueth)** Treasurer's report as of April 30, 2022:

Operating Account:	309,663.87		
Prepaid dues for 2023 (213,517.85)		Accounts payable for April	Balance for 2022
Cash for 2022 year	78,146.02	62,081.93	16,064.09
Money Market	756,005.25		
Reserves	494,922.43		
Total	1,329,073.70		

**Architecture (Connie Suddueth)** – 8 permits issued during April.

**Maintenance (Paul Harvey)** – We had a sewer main break and a repair in Deer, main water and sewer line were broken. I want to commend the maintenance guys; they were in that mud hole all day long with pouring rain and mud up to their heads. We also had three sewer connections in Deer Village. We did ditch work in Moose to prepare for culvert installations and I can finally say all the ditches and culverts are complete in Leisure Village. We completed painting of the water supply building, Joe did it by himself and did an outstanding job.

Burn ban has been lifted and we have completed burning that massive pile we had at the brush dump. We cut the bushes back and cleaned ditches along Laramie Drive and doing some pothole

repairs. WE WILL DO WHAT WE CAN WITH WHAT WE HAVE! Employees have been reduced to three days a week since we did not receive a positive conclusion on our dues vote.

**Entertainment (Anne Singleton) – No report**

**Boating and Fishing (Pamela Raymond)** - First let me introduce myself. Kevin made an announcement that Terry Milligan has resigned, and the BOD appointed Pamela to take his place. Kevin Jetter - She has jumped right in and doing a great job.

Pamela Raymond – The Boating and Fishing committee has met several times and has requested that if you need repairs to your boat slip, please fill out a concern form at the office. Please give details of your request so we can easily find your concern and you should have a response from me within a week. I would like to thank Steve, Grayson, and Peggy for helping me, they are doing great things. We are looking to do a memorial for Ron McMillion at the fish weigh station. Quality Pier came in and did some work and we were not thrilled with the outcome. Boating and Fishing is looking to purchase a john boat (when the funds are available) so our guys can do some of these repairs. If it beyond their capability we will hire a contractor to do the repairs.

Kevin Jetter – We have a john boat on the golf course not being used.

**Beautification (Drea Butler)** – There was a letter that went out with your bill saying that Beautification has kind of given you a break as far as lot clean up during the winter. The letter states that as of June 1<sup>st</sup> we will start writing tickets. Clean up trash and debris and cut your grass.

**Security (Kevin Jetter for Robert Frazier)** – Robert is not here today; something came up last minute. He will be here for Tribunal today. Security is doing good, and we've been working well with law enforcement. They called us to assist on an incident on 903 the other day when a car hit a sign near 7-11 and the person living at the property denied doing it, but the cops brought his bumper and license plate back. He is no longer in River Ridge, he was escorted out by authorities and not allowed back in here.

Summer is coming and a lot more people will be here, we will have more emergency calls. We are not professionals but do have blinking green lights, if you see this it's most likely an emergency that may be life or death. Security is also looking for more volunteers.

**Golf Course (Kevin Jetter)** – Aerating was done, and the greens are coming back. We currently have 35 members and looking for more, we're doing better (not great) but better. The golf course is in the red right now because we haven't gotten into our season yet, that will change. Summer and fall months will balance out with winter months. We brought in 11,000.00 last month.

**Pool (Paul Harvey for Robert Frazier)** – The pool opening was supposed to be the 9<sup>th</sup> but because of personnel issues, we were unable to do so. The start-up chemicals have been ordered and were not cancelled, that's a rumor. We are going to do prep work as soon as we can. Robert is dealing with staffing issues, and all of this is going to be tricky, but we are going to try and do what we can.

Kevin – Last report from Robert was he has enough people downstairs but not enough upstairs.

**Finance Committee (Pamela Raymond)** – We have received a quote from Reserves Study Advisors who did our previous reserve study back in 2011. Their price is 9,100.00 to do the comprehensive report because it's been over five years. I know we don't have the funds right now, but we really need to get this done so our needs can be met appropriately.

Jennifer Kearns (co-chair) - We have a couple of proposals to make to the board to increase money. First, golf cart stickers at 10.00 each. This will help eliminate the issues of people not having lot numbers on their golf carts because their sticker will have a number. If your golf cart is not functional, your sticker will need to be removed and your golf cart repaired. Second, open the pavilions to have a Farmer's Market from Memorial Day to Labor Day where vendors can rent a table. If we can get large enough, we can open to the outside community to help increase revenue and help with our name in the community. In addition, we would like to look at having the yard sales again like there used to be. Lastly, we are looking at a pool membership fee if the dues does not pass (price TBD), if the dues passes then any pool membership fee you paid will be applied to the remainder dues that will be due August 1<sup>st</sup>.

### OLD BUSINESS

None

### NEW BUSINESS

Pamela Raymond - I would like to know why the lights were on at the cornhole pits last night, they are supposed to be off and that is not fair to everyone else.

Traci Johnson – The lights that I purchased run off a golf cart battery.

Donnie Beck – The cornhole group took over that spot that nobody has used for years. We have improved that property with our money, not a penny of the association money was used.

Pamela Raymond – Thank you for clarifying this.

Kevin Jetter – We appreciate all that the cornhole people do with volunteering.

Anne Singleton – There was a major intense audit done in 2020 that cost us 15,000.00 and they found nothing wrong with the financials of River Ridge. So, for those saying you won't agree to a dues increase because we need an audit should read the minutes and you would know it has already been done.

Connie Suddueth – It was an audit for three years and we will see that it is posted on Grapevine.

Anne Singleton – It's in the September 2020 minutes.

### ROUND ROBIN

**Al Freer E107** – I wrote some things down. Over the past several years I've read many complaints, criticism, and outright lies that go on in River Ridge. Most comments have no facts to back them up, just read Facebook! So many of you stating things that you say is legal, is not legal, and let me start with "the financials are not available". They are in the lobby at the office and available for all to receive. I have financial records going back to 2011 through 2019 with complete data, all months, all expenditures. As far as the dues crisis, there is no reason for it at all. A few years

ago, User Fee 2 was questioned for a second time. The first time was before I was here, and it was decided in court that it was legal. The second time, Kevin Jetter, Tom Lowder, and I spoke to our River ridge attorney Cassie Craze and she showed us a phrase in the covenants that said it was legal to do User Fee 2. This was conveyed to the former President, Terry Milligan who is no longer here, you might want to ask him why. There is no need for any of this, we could have done another User Fee 2, it is a manufactured crisis. Next issue, River Ridge lost its nonprofit because a property owner called the IRS and reported us on our filing status. After investigation it was determined that we did not qualify for nonprofit. On Facebook people are saying our taxes are going up but this is not true, we are still a nontaxable organization. The only exception is the golf course, if it makes a profit, it could be subject to taxes. The big issue with losing the nonprofit is not qualifying for grants. Next is the golf course, I was asked by the board to do an audit in 2015. I found multiple problems with poor bookkeeping, inconsistent financial records, and not reporting daily receipts. I reported all this to the BOD and recommendations on how to fix the problem to include termination of the employee who handled the daily cash/receipts. The employee was removed from that position, but I believe is still employed at River Ridge. The golf course was subsidized from us from 2011-2017 and borrowed 180,000.00 and paid back 38,000.00. There was also a time where maintenance took care of equipment there. I'm unaware of any more borrowing past 2017.

We only have 35 members this year, not sure about the outside. Do you want your dues to be subsidizing the outside? I don't, this is not the end, there will be more. Also, months ago we were told that we were going to get more lawyers, Cassie Craze is wishy-washy. That must have died. Also, haven't heard anything about the nonprofit status. Up through 2019, the camping section received 92% of the User Fee 2 money, the mobile home section subsidized the camping section. The roads are terrible!

Anne Singleton – I can address some of these issues. We have a letter from the IRS in 2015 stating that if you can find a way to keep the pool open to the public, you can keep your nonprofit, it was that simple and all that the BOD at that time needed to do was find a way. Yes, we are still hiring the new law firm, we (the BOD) are making final changes to the retainer agreement contract. The nonprofit plan was submitted to the BOD, we are still waiting for their changes to submit the application. I've asked for those changes and suggestions to be given to us early June so we can get the application sent in by the end of the month.

Connie Suddueth – I want to address the golf course. We are in possession of a letter from the attorney, we weren't ready to put it out yet, but it needs to be said. This letter says that the covenants states that you are buying into River Ridge Golf & Camping Club, which means that the golf course is on common property and belongs to River Ridge. Therefore, River Ridge dues MUST support the golf course because it's on common property. This letter will be put on Grapevine for everyone to read.

Donnie Beck – I'm superintendent of the golf course, my guys and I are doing the best we can for all of you and want to turn it into a profitable place. We have more outside players coming now than we have ever had and expect to have a great summer. There are some things in the past some of you may not know, three previous boards have sabotaged the golf course. First, a board member fired everyone, took over the golf course and hired her husband. Second, another board got rid of the staff and said we are going to use volunteers, it ran the course into the ground. A third board decided to lease the golf course out, it was a total disaster! We are trying to recover

from all this, and we are getting better. Please don't forget the golf course has struggled because of poor management issues and bad decisions. I'm working on the figures, I look at the daily sheets, and work on the numbers.

Sharon Harvey – Cathy Bryant has done a lot for the golf course.

Pamela Raymond – I am new to the board and new to the community and I have heard so much. We need transparency, and I'm not saying anything negative about this board, I've heard so much about issues of former boards. At some point we need to draw a line and move forward. I've spent so much time in the last month with this job I've neglected my family. You must give us a chance; the Finance Committee would not be doing this if we didn't think it wouldn't work.

**Willie Saunders C14** – Grapevine is missing some financials records. I spoke with Connie and she will get them updated. Why isn't a copy of the 2022-2023 budget on Grapevine?

Connie- We haven't approved the budget yet; it will happen today.

Willie Saunders- Why is Terry Milligan still on the site. Why aren't all board members on there? In the March minutes, Al Golden said Donnie Beck was on Facebook saying negative things about him. I was shocked to see Drea's reply, that the board can't do anything. I don't agree, if you're a River Ridge employee, you shouldn't be out there criticizing property owners.

Kevin Jetter – The case is closed, AL would not talk with me about it.

Pamela Raymond – If he signed the code of ethics like the board and committee members do, then he should adhere to this.

**Jim Wilcox I30** – Since I paid my dues I should have some rights since I belong to the association. Terry Milligan said in a former meeting that we need 810.00 for dues, then we will need 1200.00. The vote didn't pass and I don't think everyone understands what the dues are going to be, it's now 250.00 and we lost our amenities. Then they said it's 310.00, our dues are 250.00. That's what we are giving them to try and run River Ridge. Previous boards have let us down, this board is trying their best for us. If they say we need 810.00 then we need to pay 810.00 so we can run this place just show us where the money is going. The lady said we need money to fix boat slips, you have the money for that from the boat slip fees. We need to support the golf course, it's part of us. We have a good superintendent now, let's get our stuff together. The previous board should have prepared better for all of this, but we need to pay the 810.00 to prepare for next year. We're responsible for electric, water, and dues. We need another vote.

Pamela Raymond – The 310.00 includes the 60.00 sewer plant fee.

Willie Saunders – Terry Milligan told us the vote was going to be for 850.00 this year and 1200.00 next year in multiple meetings. People started screaming that they tried to sneak something extra in. No, they didn't. He was up front about what the dues request was going to be.

**Darlene Quesenberry I35** -Who is our lawyer currently?

Kevin Jetter – Cassie Craze

**Tony McClean E95** – As a member of the River Ridge Chapel I want to let you know that we are starting fundraisers for the church because we need a new roof and new hvac systems in excess of 50,000.00. Saturday September 2<sup>nd</sup> we are going to have our first fundraiser from 6:30 am to

10:00 am. I just wanted to let you know because Rose Phelps has agreed to work the gate from 6:30 am to 8:00 am.

**Faith Heaton F36** – I joined the Finance Committee because I thought I could help with a resolution. I am a property owner just like the board members are. They can present things to you but it's ultimately up to us as a group to come together to make the decision to move forward. We can point fingers all day long but while we're doing that and putting ourselves out there in a negative platform on Facebook, fighting with one another, my assessment on my home went down. Tanglewood's property values went up (it's public record) ours went down, think about that! You go outside of this gate and say you're from River Ridge and they look at you like you're from another planet. Our property values are negatively affected by all the post about our community. Either we can all work together with the board to accomplish our goals or we can be part of the problem. Everyone needs to decide, I'm working on the Finance Committee while running two businesses. Board members have other responsibilities too besides just running this community. So, think about that before you post a negative comment.

Kevin Jetter – If you want to run for the board, you need to turn in your paperwork before May 27, 2022.

**Jennifer Kearns F19** – I am the election committee chair, elections will be held on August 20, 2022. You should have received a notice in the mail. You must have your candidate bio in a sealed envelope labeled candidate. So, if you want to put your money where your mouth is and walk in their shoes, have your paperwork returned in time. My committee is Jim Wilcox and Donna Faucette.

**JD Noell F88** – As a property owner and a contractor I have a question about a property owner that bought a lot in Kangaroo, I asked them what they were going to do with it. They said they were going to stick build and went to the office and was told they must put a camper on it first. Then build an A frame over it and then take the camper out, then they could build whatever they wanted. Is this the policy?

Connie Suddueth- You can't stick build, look at your building application. It says right on the front that a camper must be present before building begins.

JD Noell – Mecklenburg says you can stick build.

Connie Suddueth – You are absolutely correct, they want us to get rid of campers that have additions because they are a fire hazard. They have asked us to change our rules, we tried to update our covenants, but we did not receive enough votes back. The person you are referring to has a camper that is over twelve years old and can't be set up on a permanent basis.

**Cathy Marshall H103** – There is incompetence at the office, they have two correct addresses for me, and the mail keeps getting returned. What important mail am I not getting?

Connie Suddueth – They must have the wrong address in the system, mail is sent with labels.

**Pam Lawhon K16** – How many people live in here?

Anne Singleton – We don't know.

Pam Lawhon – Why are people living in here if it's against the covenants? I can't stick build because the covenants say I can't, yet people can live in here against the covenants. This is very frustrating that you let others do things but not me.

Connie Suddueth – We took the issue of people living in here to the zoning department of Mecklenburg and they said nobody can live in River Ridge full time after June of 2016. Former people living in here are grandfathered in. We asked how can we enforce it, their response was you can't.

Pam Lawhon – They also cut the water off on the wrong lot, we requested one lot, they cut off the other.

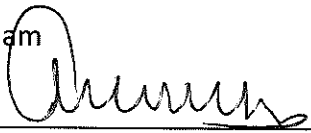
**Linda Eanes D26** – I have not received a clean up letter and I have four lots. Can I get a copy somewhere?

Connie Suddueth – You can get a copy at the office.

**Peggy Murphy G63** – If you get someone else's mail or medicine please have Hinda call the correct the person, so they get it.

Kevin Jetter – If you get packages delivered, please pick them up promptly, it gets crowded up there.

Meeting adjourned at 11:36 am

Respectfully submitted by: , Secretary

Anne Singleton

Accepted by the BOD: 6/11, 2022.