

River Ridge Board of Directors Meeting October 9, 2021

Board Members Present: Terry L. Milligan, President (Boating and Fishing)
Anne Singleton, Secretary (Communications, Entertainment)
Drea Butler, Asst. Secretary (Beautification)
Paul Harvey, (Maintenance)

Absent: Sergeant at Arms, Kevin Jetter, Robert Frazier, Connie Suddueth

Property Owners Present: 22

((The voice recorder malfunctioned during the meeting. These minutes were transcribed from notes, not the actual recording))

The meeting was called to order and opened with a prayer at 10:00 a.m. by President Terry L. Milligan at the Clubhouse Pavilion. Everyone stood for the Pledge of Allegiance to our flag and was reminded to practice social distancing.

COMMITTEE REPORTS

President (Terry Milligan):

Good news: Empower has contacted River Ridge. They are working to install 50 mb internet service to River Ridge, Tanglewood and Americamps using existing cables by CWA Cable which Empower recently purchased.

Good news: A Property Owner accidentally hit the gate and immediately went to the Security Office to pay for any damages.

Good news: A contractor purposefully tailgated through the gate and security caught it on video. His employer was notified and will , they agreed to pay the damages.

Good news: A PO (hero) on Allegheny heard cries for help, he investigated and rescued a PO who had fallen off a ladder and broken her ankle.

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.

Beautification (Drea Butler): We will be having a contest for the best-decorated Halloween yard. Leave your name and lot number at the office.

Boating and Fishing (Terry L. Milligan): LED lights have been installed at Deer. Leisure and Groundhog will get theirs soon. These lights are brighter and will attract fewer bugs. Quality Pier is scheduled to do some dock repairs in the near future. We poured concrete pads at Deer and Leisure to accommodate the new camera recording equipment. We installed a "No motorcycles" sign at the golf cart entrance behind the Security Office and installed signs at the pond stating no children under 14 are allowed to fish without adult supervision.

Communications (Anne Singleton): We are planning to install a new bulletin board inside the gate so you won't have to stop at the card reader to read monthly events. It will be close to the existing bulletin board on Otter Drive.

Entertainment (Anne Singleton): Chili Fest is this Saturday from 3-6. This is a free Property Owner Appreciation event which will include music by DJ Linke.

Maintenance (Paul Harvey): New pumps have arrived. Please don't speed in Kangaroo. We have ordered premanufactured speed bumps that we can install and move as necessary.

Pool (Robert Frazier): Robert is not here today. The Pool and Snack Shack are closed, but the game room remains open 24/7.

OLD BUSINESS

Terry Milligan: This is a reminder: You will receive an infraction ticket if you open the gate for someone whose card has been turned off.

>We are in the process of forming a Budget Committee for 2022. Volunteers are needed.

>Barrels have not yet been cut for fire rings at the day-camping site.

>The BOD is considering requiring insurance and golf decals for all Property Owners.

NEW BUSINESS

Anne Singleton: I make a motion to add Tim Allen and Nancy Freer to Tribunal, 2nd by Drea, none opposed. Motion passed.

ROUND ROBIN

Nancy Freer (E107): To Maintenance: Will you please trim the trees that overhang our common roads? Branches hit our cars, campers and boats.

>River Ridge Chapel will be having Trunk-a-Treat October 30 at 3 p.m.

>Please do not allow your children to drive golf carts. It is dangerous.

Traci Johnson (164L): Creepy Hollows will open October 15. We have worked really hard, and it will be awesome. I would like permission to invite the public at a cost of \$5 per head. All proceeds will go to River Ridge. I had major success with this while in Tanglewood and we made enough money to buy air conditioners for some of their common properties. (The BOD will discuss at executive).

Joy Hazelwood (3G): Why do we use 'contractors' instead of our own maintenance crew to keep our dues down? Raise golf course dues. Charge extra to go to the pool.

>Paul Harvey: Using man hours for complex 'jobs' takes away from our many projects here in RR. We can do minor repairs and handy-work, but bigger jobs should be done by professionals.

Ericka Wildrick (L140): I wish Property Owners would stop littering and maintain their own ditches. Can RR sell scrap metal for a profit?

>Paul Harvey: Rip Rap is available to all PO's upon request. We will deliver, but not install.

Jennifer Kearns (F19): Are their different rules for Board Members? How are contractors getting in and making noise before 8 a.m.? I know for a fact a contractor used Mrs. Suddueth's gate card at least 3

times. I wanted to repair/replace my steps and was told No, but she did hers. There appears to be a different set of rules for some members of the BOD.

>Terry Milligan: The BOD will discuss at Executive. If any PO has an issue, please fill out a 'Concern Form.'

Sue Reese (55C): Some PO's are complaining they are unable to sign up for online payments. Why does it cost more?

>Terry Milligan: There is no added fee for paying any RR invoice if you pay in the office. Our Credit Card company does charge 3% for the convenience of paying online.

Margaret Faithful (F44): How will the new Budget Committee know who to prepare a budget if they don't know who much the Dues will increase? Does RR get the proceeds from the lot auctions? (Yes).

>Anne Singleton: Our goal is to know the amount of the Dues increase in January.

Joy Hazelwood (3G): Concerns regarding an enclosed shed at 2G. Have Property Line posts been moved?

>Terry Milligan: Please fill out a concern form and be specific.

Sean Kearns (19F): Why doesn't RR sell the lots (in Adventure) for profit?

>The BOD will discuss this in Executive.

Colleen Groller 73I: All PO's are invited to participate in Clean Up Day at River Ridge on November 6. Please contact Colleen for more info.

President Terry L. Milligan: If there is nothing further, thank you for your attendance. See you next month for our last BOD meeting of the year.

Respectfully submitted by:  Secretary
Anne Singleton

Accepted by the BOD: 1-8-22, 2021.

SUMMARY OF MOTIONS AND DECLARATIONS

Motions: Tim Allen and Nancy Freer will serve on Tribunal.

Blue Rule Changes: None.