

## River Ridge Board of Directors Meeting November 13, 2021

Board Members Present: Terry L. Milligan, President (Boating and Fishing)  
Kevin Jetter, Vice President (Golf Course)  
Connie Suddueth, Treasurer (Architecture)  
Robert Frazier (Pool, Security)  
Paul Harvey, (Maintenance)

Absent: Anne Singleton, Secretary (Communications, Entertainment) Excused  
Drea Butler, Asst. Secretary (Beautification) Excused

Property Owners Present: 24

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

### COMMITTEE REPORTS

**Architecture (Connie Suddueth):** We had 11 building permits.

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

Cash as of October 31, 2021	
Operating Account:	\$ 123,270.57
Money Market:	\$1,055,887.51
Reserves:	<u>\$ 494,861.01</u>
Total:	\$1,674,019.09

**Boating and Fishing (Terry L. Milligan):** New LED lights have been installed at all boat slips, along with the video equipment kiosks. The new camera system in Leisure is up and operational. We are still waiting on Quality Pier to do the repair work. There are only 2 businesses on the lake that work on piers. Boat slip lease agreements have been sent out. The 2022 boat decals are in and you are welcome to go ahead and get yours at your convenience.

**Golf (Kevin Jetter):** I appreciate your patience as I was dealing with family issues. Thank you Kathy Bryant for cleaning up around hole #1. The #6 Tee box will be moved in the spring.

**Maintenance (Paul Harvey):** We sent our bobcat back for the second time for repairs. It is now back in service and working well. Our white dump truck was recently serviced. It does have a faulty cylinder and is misfiring. Capital Ford in Raleigh is the only place that will work on this particular engine. It is V6 International diesel engine. We will take it to their shop and have their technicians do an evaluation to decide whether it is worth fixing or if we should sell it. We have been cross training in the maintenance department. We have a Class I wastewater plant and it needs to be manned 7 days a week. We have done extensive ditch work along Boardman and grading on some of the gravel roads. We are actively trimming trees and brush along the roadways. Thank you Virginia Chambers for volunteering to paint the main speed bumps. Our new electrical room at the shop has been built. It will be painted and the

electrical run soon. Thank you Gary and Terry for volunteering with this project. Thanks also to Greyson and Lisa for the nice job they did on painting Deerpark pavilion. It looks great. Thank you Colleen Groller and all the other volunteers who participated in the site-wide clean up. It was a big success. We filled 2 dumpsters. This might be a great project to do twice a year. Thanks to other Property Owners who have donated their time as well. The Pro Shop repair has been completed. There was a cost overrun that we will review on Monday. Keith Saunders (co-chair of maintenance) and I are working together to develop a policy for the maintenance department which will be available in the office. This will allow continuity and follow thru in keeping maintenance a more fluid operation.

**Pool (Robert Frazier):** The pool is closed.

**Security (Robert Frazier):** Visible 911 numbers on every lot is still a goal for Security. I thank my security team for stepping up to cover for me during my recent family issues.

**President (Terry L. Milligan):** Al Golden, do you remember our conversation this week?

>**Al Golden 92E:** Yes. You told me that I am not allowed to come to this Board Meeting.

**Terry:** Yes, because it has been held on common property and you have been restricted to your lot. As far as I am concerned you are trespassing. These meetings are run by Roberts Rules of Order and you do not get to speak unless you are acknowledged.

**Al Golden 92E:** As far as I am concerned, I am a Property Owner and I am allowed to be here.

>Keep in mind, if you open the gate for someone whose gate card has been shut off, you will get a ticket.

>The BOD still has no new Dues recommendation. We are working on it. Property Owners must vote on the changes.

>Fire rings (fashioned from old drums) have been placed at the day campsites.

>Regarding comments on Facebook, please keep in mind most comments are false. I will answer any question or concern through the Grapevine forum.

### OLD BUSINESS

**Drea Bulter (Beautification):** (Terry read Drea's written report). We had a nice turn out for the Halloween Decoration contest. I hope this will be a yearly tradition. Thank you Traci Johnson, Paul Atkinson and the Creepy Hollows team for the haunted walk. It was amazing.

**Terry Milligan (President):** To: Jennifer Kearns F19: Regarding new construction built beside your mom's place, Paul and I looked at it. That area in question was never torn down, it is original. Yes, it is within 7.5 foot of the property line which is grandfathered in. The boards and columns are the same boards that were there. Nothing has been made bigger. There were new boards put on the roof, but it is no further out. While we were there, you said your mom's fence was 6" back on her property line.

>Jennifer Kearns: The fence is grandfathered in, it was there when they bought the house, but the front property stake was moved and they are going to have it re-surveyed.

### NEW BUSINESS

**Kevin Jetter (Golf Course):** Our Thanksgiving breakfast is coming up next Saturday, 7 a.m. to 10 a.m. at the KK. Our Thanksgiving dinner is scheduled for 5 p.m. on Thanksgiving, but we have had suggestions that we move it up to 3 p.m. We will be accepting donations in a tip jar. You are invited to bring a covered dish for the Thanksgiving Dinner.

**Drea Bulter (Beautification):** (Terry read Drea's written report). Beautification and Entertainment will be hosting a Wishing Tree for all children of River Ridge. Forms for the tree are in a box outside the office. One form per child please. Deadline is November 20. We need volunteers to help wrap gifts. More details to follow. We will also have a Christmas Yard Décor contest in December (more information to follow).

### ROUND ROBIN

**Sue Reese (65C):** Is security extremely short handed? (Yes, we have had a couple to quit). I hear many calls on the scanner that get no answer. I am concerned about our protection.

**Robert Frazier (Security):** Most all the calls I hear that go unanswered are the same Property Owners who have forgotten their gate cards (or it has been turned off) and they want to be let in the gate. Security would welcome new volunteers.

**Kevin Jetter (Security):** If you don't hear me respond right away, it's because I am getting dressed to get to the scene as quickly as possible. Greyson and Don Derrico answer almost all propane calls. We do the best with what we have. All of Mecklenburg County has gate cards to get in. We will go through the security list and if there are personnel who are not answering, they will either begin to answer or they will lose their radio.

**Flash Harwell C86:** Sometimes Mecklenburg doesn't want us to get involved, especially when it is a criminal investigation.

**Sue Reese (65C):** Is there anything that can be done about a PO having more toys than they need? I am concerned about POs parking their vehicles too close to the road. I almost hit one because I was watching their dog run back and forth in the road. *(Have you spoken personally with that PO?)* No. *(Fill out a concern form).*

**Cindy Dickerson 159-160C:** Thank you for the job you do. I am on Chaco. There are several holes coming through the asphalt. Is it permissible for us to try to fix these holes? (Paul Harvey will speak with you after this meeting). Regarding dues: If the \$400 is not being used and no longer allowed, I would like to recommend the dues not be changed and remain the same.

**Donna Noell 87-88F:** I have comments for Anne, but unfortunately she is not here. I suggest the Board keep their comments regarding RR to themselves. It creates bad feelings. *(Please explain).* I will wait for Anne to talk more about this. *(Please fill out a Concern Form at the Office if you have an issue with a Board Member).*

>I would really like to have Paul look at the road in front of my house. I have put in a repair order for this already. *(Paul: There are several severe potholes on that road and we will address them, but right now, we are very short on available man hours.)*

>I want to talk about Dues. Back in the day we had volunteers (Ways and Means) to do a lot of stuff to save us on our Dues. We need volunteers on everything. If you want to keep the dues down, you must volunteer. Some of us are not on Facebook or the internet. You need to do a better job of letting everybody know the things that are happening here. *(Paul: These things are posted on the main bulletin board and the bulletin boards at every bathhouse. You should also attend board meetings to stay informed. We just backed up Ms. Groller who headed up the community clean up. She did an excellent job with this volunteer event. The key to this is that a PO made a suggestion and then stepped up to chair a committee to get it done).*

**Erika Wildrick L140:** Things are much better at Leisure Beach with the 2 new trash barrels, but please put one of them back at the turn-around so maybe PO's won't throw their trash in the woods.

>**Terry Milligan:** Many thanks to Charlie and Tony for the hours they spend cleaning up at Leisure Beach and throughout the Ridge.

>Everyone here has a cellphone; you can get to the Forum on your cellphone if you don't have a computer. I personally appreciate everything you post on the forum, because I am not on Facebook.

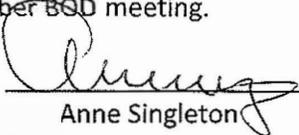
**Sandra Walker 58C:** I also appreciate everything Tony and Charlie do to pick up trash throughout the park. Also, please update the list of people who have not paid their dues for 911 operators.

**JD Noell 87-88F:** Can we get more speed limit signs installed? *(Yes, Maintenance will address).*

**Sean Kearns 19F:** As far as tribunal goes, whatever punishment they impose, you have to stick to it, even if it's wrong, correct? (You can come to the BOD, but we do not have to power to force tribunal to change a determination. *(According to the Blue Rules, you do have the right to contest a determination via the court system).* There are druggies driving erratically around here, it seems like Tribunal picks on certain people over and over, but lets other POs get away with everything i.e. no tags, driving the wrong way, speeding. *(Terry: Tribunal does not issue tickets so if you're having a problem with someone we need to start there. Please see me after the meeting).* Tribunal needs better, more standardized, guidelines so everyone is treated the same. If you cuss someone out you get 6 months on your lot, but if you drive like a maniac, there are no consequences. Can you write your own self a ticket? *(Yes).*

*OPEN DISCUSSION regarding security, tickets, speeding vs. careless and reckless, tribunal, Mecklenburg County deputies.*

**President Terry L. Milligan:** If there is nothing further, thank you for your attendance. See you in January, there is no December BOD meeting.

Respectfully submitted by:  Secretary  
Anne Singleton

Accepted by the BOD: 1-8-22, 2022.

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**SUMMARY OF MOTIONS AND DECLARATIONS**

Motions: None.

Blue Rule Changes: None.