

## Covenant Meeting Minutes May 22, 2021

Covenant Committee Members Present:

Terry L. Milligan  
Donnie Beck

Board Members (BOD) Present: 6

Terry L. Milligan, President  
Kevin Jetter, Vice President  
Connie Suddueth, Treasurer  
Anne Singleton, Secretary  
Paul Harvey, Maintenance  
Drea Butler, Beautification

Property Owners (PO's) Present: 75

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The meeting was called to order at 11:00 with Terry L. Milligan, Covenant Committee, presiding. Note: Terry was not on the Board at the time he volunteered for the Covenant Committee 3 years ago. Two of the Covenant committee members are here today. This meeting is for the Covenant Committee and the BOD to answer all your questions regarding the Proposed Changes to the Covenants. Let us try to stay on topic and not speak of other matters that have nothing to do with the Proposed Covenant changes. Our current Covenants are almost 50 years old. Various Board members have tried, unsuccessfully, to get them updated in the past. In the process, we spoke with our River Ridge (RR) attorney, she reviewed our recommendations and made suggestions. Please come forward with your questions and state your name and lot number clearly for the recorder.

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Willie Saunders C14: Thank you all very much for coming. I do think these proposals should've been handled differently. You should have sent out the proposed changes without a vote, let all Property Owners review them, have a meeting like we're having now, and then go over what the PO's do not like, then once that gets done, draw it up again, send it out again so the changes the PO's want will be seen and then we can cast our votes. One vote for all these changes is wrong. I see quite a few I do not like. I will vote NO now. At first I was going to vote YES, until I really got into here and started reading. It's like, when you get down here to the common properties, we see common property being used by PO's as their own lot. I know some have been told they have to move their stuff, but others haven't. What is common property?

Terry: There is nothing in the Proposed Changes about common property).

Willie: Yes there is, Article 1 Section C off grapevinenow, as an official document.

Terry: It is a little different because the word "Developer" has been taken out. We are not under development anymore. Once the Association paid the Developer off, he was released. Why should we not take out the word "Developer" and make it "Association?" ((Unknown PO: Define Developer))

Terry: The entity who developed River Ridge. ((Unknown: So that means the Board takes over))

Terry: No, it does not. The Association takes over. You are the Association. Every PO in here is the "Association."

George Powell 38B: We are railroaded by the seven who sit on the Board every month. The Board votes, not for us, but as they please to do. You should have gathered who I am by now. I am the one putting everything on Facebook about you trying to railroad this group. ((Unknown: You're shoving it down our throats)).

Terry: We are not trying to railroad anything. That is why you are voting. Willie still has the floor, please continue. Did I answer your first question?

Willie: Yes. Now, about Article 4.

((Unknown: No you didn't answer her question, you slipped it right by her)).

Terry: She was the one that asked it and said it was answered.

Willie: I brought up something I shouldn't have.

Terry: Check your Blue Rules. If the common property butts up to your property, except around the bathhouses, you can use it.

((Unknown: But with nothing permanent?)) *(Correct)*.

((Unknown: You can't put something on common property because the Fire Department has to be able to get between your trailer and the next house, either permanently or month to month and taking it home at the end of the season.

Terry: These are Blue Rules issues that I am happy to discuss with you, but not in this forum.

Willie: Article 4, Section 1 where it says one camping unit shall be permitted on any lot at any one time. So this is basically limiting people to where I have an RV in a camping Section with a camper, but I can't park my RV there as storage? *(Correct)*. Why not?

Connie Suddueth: Because the Covenants say one camper per camping lot. We are striving to follow the current Covenants.

Willie: Why can't that be changed?

Terry: That's not what we're here for today. Please volunteer for the Blue Rules committee and do your own review.

Judy Stewart G20: You're just hoping we will forget.

Terry: That is not true and Willie still has the floor.

Judy Stewart G20: Well she's got too many questions, by the time she's finished I will forget. *(Laughter)*.

Terry: Willie, do you want to give up your floor to her?

Willie: No. Article 7, Section 1 I definitely disagree with. Why can't tents be put on your lot? What does that hurt?

Connie: Refer to the Blue Rules, you can have a tent up to 2 weeks.

Willie: I shouldn't have to go to the Blue Rules when I am sitting here looking at the Covenants. The Covenants should be over the Blue Rules. You are saying the Blue Rules are everything and the Covenants are not.

Connie: The Blue Rules are there to make exceptions to the Covenants that will accommodate the PO.

Willie: Why didn't we just change it in here?

Terry: Because we have to change the Covenants. Two-thirds of the PO must vote YES to change the Covenants. Two-thirds do not have to vote to change the Blue Rules.

Willie: Why didn't the people on the committee change that, or are they all mobile home owners?

Terry: No one brought it up as a concern. And, not all committee members live in a mobile home.

Donnie Beck: I do not live in a mobile home.

Willie: Section 2, Building Guidelines. We have it where the Architectural Control Committee has the authority to adopt, amend and enforce building guidelines, building codes, blah blah. I definitely disagree with this because most of the people who have been on the Architectural Committee are people who do not really know the building codes of Mecklenburg County. It needs to be someone who has worked with building codes.

Terry: Who do you recommend?

Willie: I am not dissing anyone. I think they do good, but they should not be in charge of it. Nothing against you Connie.

Terry: Who do you recommend?

((Unknown: Doug Rogers.))

Willie: You're kidding me.

Connie: Let me share with you. I have no control over Mecklenburg County Building Codes. If I sign off on a building application, it has to go to Mecklenburg. If he refuses, he does so because it is violating their codes. I am just the door-opener so to speak. I look at what you want and follow Mecklenburg guidelines. If Mecklenburg says it's all good, I sign off on it because they are in charge of enforcing building codes.

Willie: But the Architectural Committee should not have to approve this. They may do a little River Ridge permit, but the way this is read, is the committee is going to go through and say "Oh, you can't use this wood, oh no, you can't use these nails, no you have to screw it."

Connie: From being on the Architectural Committee with other people, anyone who has the time to scrutinize your building to that point, has more time than I do. You need to address that committee with these issues.

Donnie Beck: The purpose of changing the building guidelines was because of rules that were followed if you had a camping lot and you wanted to build an addition. Some were told to leave the axle or the frame, but what we adopted is...If it passes Mecklenburg County's inspection department, it will pass here. It simplifies it for all PO's to improve their homes. Our Architectural Committee still needs to look out for all of RR to make sure the guidelines we have set are followed such as 7.5 feet off the lot line.

No one is going to scrutinize the type of nail you use. If you're not doing it right when Eddie Harris inspects your work, he will tell you that you have used the wrong material and he will make you redo it. We are not going to go through and nit-pick your nails, shingles or siding.

Willie: That is my complaint. It doesn't read that way. It needs to be simplified.

Donnie: What would your suggestion be? You obviously want her to do a good job supervising, but you don't want her to scrutinize building materials. So how would you change it?

Willie: The committee should come out and check for 7.5 feet off everything. The person should know the guidelines for it. If Eddie comes out and says no, no, no, tear it down, because this isn't correct, RR may approve the permit.

Connie: You cannot start building until Mecklenburg approves it. So there is no 'tearing down' because he approves it before you start.

Donnie: It's a step process. If you want a deck, you dig the holes. He comes and inspects. Then you put the posts in with concrete and he comes back. Eddie is on top of it.

Willie: What I'm still saying is the way that this is written should be that they are just going to approve it as far as RR is concerned.

Donnie: What would the verbiage be to satisfy you in this situation?

Willie: One thing I would like to bring up is these Ground-Level decks. They do have to have a building permit from Mecklenburg.

Connie: Absolutely, always check with Mecklenburg.

Willie: To let everyone here know, if you have 50 amps in the camping Section and you bring in a second camper and put it in the little plug on your hole, you can overuse the electrical inside your normal camper, which will cause an overload, which will trip something. Then it will cause maintenance to come down there and correct the issue because you overloaded. Truthfully, I think a charge should be made to the PO if this happens because they have given you 50 amps, you shouldn't be allowed to plug in another camper.

Connie: That is why we strive to comply with the Covenants.

Terry: This has nothing to do with the proposed changes we are discussing today.

Willie: Thank you, I release the floor.

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Judy Stewart G20: I make a proposal that we change this to the 19<sup>th</sup> of June.

Terry: There is a date of June 30<sup>th</sup>, to hopefully give everyone adequate time to mark the box, sign your name and lot number and drop it in the mail. There is no limit of time because we must have two-thirds of all PO's vote; either 1,012 YES votes or 506 NO votes. Until we reach one of those goals, you can vote any time you want to.

Judy: What is the next step if you get all "NO's." Isn't there a percentage? Is Al Freer here?

Terry: No. If these changes do not receive 1,012 YES votes, we are done. The process must begin again. You are referring to changes for Special Assessments and for raising the Dues. It is not for this. Those are the only two times we can go with the percentage. There is no percentage for proposing Covenant changes. Al Freer is not here, he was on the Covenant committee, but had to take his son to the airport today.

Judy: George, do you know anything about that two-thirds vote rule?

George Powell: I'm still stuck on the open-ended vote. This crap can go on until December. You are running a sham of an election. You set a date, you open the ballots with witnesses and you don't sit there and say we didn't get what we wanted so you have another meeting and open up some more. It's a scam. Ya'll are pushing it so hard.

Terry: We're not pushing anything. All we want is a vote YES or NO from every PO.

Judy: I asked him a question and he answered it. If you get a RR Building permit, then go to Mecklenburg and you get one from them. Then you come and build your place and something happened in the build and it kind of changed the building permit a little bit; Mecklenburg approves it still, but RR won't then you've lost a hell of a lot of money.

Connie: What didn't get approved? Help me understand. When did this happen?

Judy: In 2012 a camper was taken out and they would not approve a new Building Permit.

Connie: Currently, RR is approving all Building Permits. I had nothing to do with something from 9 years ago.

Kevin Jetter: I remember that. While it was being built, the PO tried to pull a sneaky and they were found in violation by Mecklenburg County.

((Unknown:)) We had a building permit. It started off as a screened-in porch. We got approval from RR and Mecklenburg. We asked about making it a sun porch with windows. Eddie said 'no problem' so we did. We did not notify RR because Eddie said we could do it. We were going by Mecklenburg's Building Codes. RR said nothing to me about it. We now have a nice sunroom. I have no idea what happened in 2012.

Judy: Mobile homes have campers parking in their driveway. (*Correct*). But you can only have one camper on a camping lot. (*Correct*). Why is that?

Connie: That is what our original Covenants currently say.

Judy: This is a double standard.

Terry: It is not a double standard, it is how the original Covenants were written.

Judy: Why were all Developers deleted?

Terry: Give me an example.

Judy: You've got Tanglewood Land Company.

Terry: Yes, they were the "*Developer*."

Terry: There is at least one typographical error that carried through to the Proposed Covenants from the Original Covenants when a volunteer typed it as a Microsoft Word document. Under Article 2: Hare Village should be lots 1 through 171, not 1 through 17.

((Unknown: We're just supposed to trust y'all with all this legal stuff? Shouldn't you send some kind of amendment or something to POs so they will know about this typographical error?))

Donnie Beck: We're not perfect. We're human volunteers.

Teenie Adcox F117: You should take a photocopy of your ballot before you turn it in.

Judy: I haven't studied this long enough. I will take notes and come back to you later.

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Terry: Regarding the Counting Committee for the Ballots, we need at least 3 volunteers for a committee who can come to the office at the appointed time. They will take the master list of every PO then as the votes come in they will mark them off the list as VOTED. That committee will then contact the PO's by mail who did not return their ballot. After some time passes, that same committee will go through the list again and physically call the PO's and ask the to please vote. We need PO volunteers who can accomplish this task and present a valid vote count.

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George Powell 38B: So what you're saying is this election can go on and on until one side gets the vote to stop it. Waiting until you get enough votes is worse than the dingbat we got in DC right now. *(Laughter)*. I don't believe this will hold up in a court of law.

Terry: What do you recommend?

George: To start with, you should have sent it out correctly. That raises questions of where the ballots are now. How many did you send out the second time? If you ran this like a real election and had a date like the election (voting process) you would put them in an envelope, they would be sealed when they got here, they would all be opened up on one day. You would either get a YES or a NO or just not have enough to do it. There would be no question in anybody's mind of what scam is being run.

Donnie: Why don't you volunteer to count votes to make sure it's not a scam? How can you help this process?

George: Counting votes doesn't matter. I can go look at that box right now and stuff some more ballots in there.

Terry: How can you stuff ballots with a lot number and signature required?

George: These ballots are not coming back in in a sealed envelope. If they are not accounted for, they can be put in the box. I'm not saying you're doing it, but you're leaving plenty of questions to do it. We need a sealed box with a drop-dead date and that would be it.

Terry: We are doing what our lawyer suggested. If we put a date on it, and that date passes and you don't have enough votes, we're done. We've then spent all this money and wasted all this time. How hard is it to understand we either need 1,012 YES or 506 NO, whichever is reached first.

George: It should've been sealed envelopes, June 30<sup>th</sup> and then opened on June 30<sup>th</sup>.

Terry: That is not the way the committee saw it.

((Unknown: This meeting is about the Proposed changes, not the vote process)).

George: Why are they being lumped together instead of what the people want?

Terry: The biggest reason is the committee saw everything as a positive for every PO.

George: Back up a bit, you said the Association was us and now you're saying the committee is 'us.' So that is why I said earlier...the BOD is us.

Terry: I did not say the committee is 'you.' The committee is made up of volunteers.

George: You just said it's good for 'us.' Suppose we are saying everything on here is not, but some things are good on there.

Terry: Then the vote is still yours... vote YES or NO; totally up to you. The committee didn't see the need to vote individually on each item, but apparently you do.

George: Possibly, if this would have been 'had' prior to this, this wouldn't be in the shape it is in now. All of this, the changes coming out and everything.

Terry: The committee who wrote this put out stuff on Facebook, on grapevinenow and had people who emailed suggestions that were considered. We had people to come to the meetings to express their point of view. Where were you?

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Robert Paulette A22: Every meeting I've ever been in, you set a date and votes are tallied. It's up to you to vote or not. If you don't want to vote, you don't have a say-so, don't come. It's for the people who

are there voting, on that day that count for the two-thirds, not everyone in RR. If you've got 500 people that don't give a damn, their votes don't count because they didn't come to the meeting.

Terry: Agreed, but the current Covenants say we must have two-thirds of the membership (PO's) to vote.

Robert: If you've got 1500 people in here and need 1100 votes to pass but only 900 vote. What about the ending date? It might never end.

Terry: If we only get 900 to Vote YES or NO. It won't pass. This is the purpose of the committee who will call each un-voted PO to ask them to return their ballot. At some point we will know it's not going to happen, then this whole matter will be dropped.

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Shelby Meade C80: Thank you everyone, good and bad. If this goes 'nay,' when can there be a new proposal and some of this input taken into consideration with it?

Anne Singleton: Do you have any idea how much we have invested in this just to get to this point?

Terry: We don't know when it will come up again.

Shelby: I will volunteer to be on that committee. I don't have any agendas. I just want to help.

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Donald Crabtree 121L: If I understand correctly, the reason to give repeated chances for people to vote is to get the majority you want to vote YES or NO, one way or the other. One mistake is these ballots should have been sent out by Registered Mail. If you had sent them Registered Mail you would have a legal statement saying "Yes" you got your ballot.

Terry: A regular letter going registered mail is roughly \$8. It cost RR almost \$2,400 to send these packets out. Now you're wanting an additional \$12,000 to be spent.

Donald: To your knowledge, does voting YES on this okay raising our Dues? *(NO!)*.

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Daryl Grave G60: Are they going to start building houses? What will happen to the camper?

Terry: If this passes then you can build a tiny house in all Sections as long as it passes Mecklenburg County Building Codes. The tiny house would take the place of any camper.

Daryl: Some people have already started building tiny houses. I want to see some of these campers out of here.

Donnie: We are just trying to simplify it by following Mecklenburg County rules. Some were told to keep the axle/frame under the dwelling.

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Carol Conner M4: You said once the votes start coming in, PO's need to be called if they don't vote. Why not put in a courtesy call to all PO's BEFORE it is time to open the envelope and say "Hey, did you receive it, have you mailed it back?" That's just like a 3-minute call.

Donnie: That's not a bad suggestion, but a lot of work for a volunteer. Would you like to volunteer to make those calls?

Carol: Sure, I will.

((Unknown: If the phone number isn't correct, maybe we could just send a reminder note.))

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Shin Adcox 117M: If someone doesn't turn in their vote, how does that count? If 500 people don't return their ballots does that mean it doesn't pass? *(Yes!)*.

Connie: At the point we stop receiving ballots in the mail, voting will be closed .

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Jennifer Kearns F19: In Article 8, Section 3 there is also the verbiage about campers on the camping lots cannot be more than 12 years old and mobile homes cannot be more than 6 years old. There have been lots of discussion on Facebook with people saying you are going to make them remove their house. You are not going to make us take our houses out.

Terry: Absolutely not. This pertains only to campers and mobile homes coming into RR. What is here is here.

Jennifer: What does it mean if the Covenants are automatically extended for 5 years? Does it mean if there are changes, they have to be done before they automatically extend?

Terry: Our original Covenants are automatically extended every 20 years. The committee felt like 20 years was too long. RR PO's can change the Covenants at any time, which hasn't happened in almost 50 years, but it will have to be done the exact same way as this time....two-thirds must vote in the affirmative.

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Terry: Regarding comments on Facebook. There is someone on FB who has stirred up a whole lot of this stuff. They know all there is to know, they bad mouth the BOD, the committee, me and other BOD members and PO's personally. I want you all to understand that person is not a PO. It's his FB page and he can have all the opinions he wants, but the opinions that matter are ours. We are Property Owners.

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George Powell 38B: If you take 'Developer' out, the new verbiage will be 'Association.' (*Correct*). And the BOD represents the 'Association.' (*Correct*). So the BOD can do as they please on the Dues, which I know this place needs more money, but they can double the dues or triple the dues if they please. But you did tell the truth, when you took 'Developer' out.

Donnie: You cannot raise the Dues without a vote.

George: No! The BOD can raise the Dues once it comes to the Association.

Donnie: No! It cannot. The BOD can do an assessment, but they cannot raise the Dues.

Terry: Article 5, Section 5: The Association may change the maximum and bases of the assessments fixed by Section 3 for any such period provided any such changes shall have the assent of two-thirds of the voting members who are voting in person or by mail, at a duly-called meeting for that purpose.

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Rich Hamers 70F: I believe the way you are presenting these changes is not to do anything but take the word 'Developer' out. Now, most every statement in the Covenants has the word 'Developer' and/or 'Association,' correct? (*Yes*). So therefore if you take the word 'Developer' out it allieves (sic) the 'Developer' out of the situation and is just basically cleaning up the document. It doesn't change the duties of what is in this document at all because the Association has always been in charge and that is us, all of us.

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Franklin Willis F132: How does all of this benefit me? I'm happy with what I've got.

Terry: One of the benefits is getting the Covenants in line with the way things are done in this day in time. Camping Lots have 50-amp service. It is no longer 30. So we're just bringing the verbiage up to date. Mobile home sizes must be in accordance with Mecklenburg County. We're making sure everyone knows that Mecklenburg County has to approve all builds. We recently had an issue where a mobile home was purchased and it was too big for the lot. It eventually got worked out. All references to 'proxy vote' are taken out. Another BOD, before us, took proxy votes away in 2008, so they are no good any more. There again, just updating the words. Raising the late fee from \$5 in 1972 to \$10 in 2021 did not seem unreasonable to the committee.

Donnie: The biggest thing for all of us is the Building Codes. By changing those and allowing the park to be beautified and these old campers taken out, it increases all our property values. This is the biggest item in the proposed changes.

Connie: I am constantly getting requests from PO's to allow stick builds.

Drea: I get way too many PO complaints about trashy places.

Franklin: I don't like the idea of a couple of people determining whether or not you've got 'trash' or not, but I'll let that go. Due to this last election, I want to know...it doesn't matter how you vote, it matters who the hell counts it.

Terry: Volunteers from right here in RR, your neighbors. We've had at least one today who says she will help. The count is more involved than just counting ballots and checking off a list.

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Frances Johnson L164: I want to volunteer because you know I don't trust a damn one of you.

Terry: That is not a problem. *(Laughter/Clapping)*

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Flash Harwell 86C: I've been here 25 years; been on the Board and Security. It looks like everybody is fighting the BOD. What happens if they walk out?

Traci Johnson L164: We hire somebody else!

((Unknown)): I think we can get 7 more people to walk in and sit down.

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Jennifer Kearns F19: There are a couple of properties in here that RR owns. Who determines the vote for those properties.

Connie: They do not get a vote because they are considered 'common property' with Mecklenburg County.

Jennifer: Regarding buying and selling in here, what happens if a PO sells their property and they have already voted, leaving a new owner without a vote.

Terry: At the time, the vote was made, the legal property owner voted. If the ballot counters can show the Seller did not vote, then the Buyer (new owner) to vote. Verifying there are no double votes, will be up to the Ballot Committee.

Willie Saunders C14: We have 4 lots. When we got this voting thing, we got 4 ballots. We sold 2 of those lots (84 & 86 Hare) before I got the votes, so do I send in the 4 votes?

Terry: Then we need to find out why your name is still on that property. It shouldn't be. The ballot-counting committee will need to work this out.

Willie: I've been trying to get with the people who bought the 2 lots to give them the ballots and let them vote. The office told me the labels were probably printed prior to the sale.

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Daryl Grave G60: On that there beautification, don't ya'll write too many tickets?

Terry: We're here to discuss Covenants. Please bring this up at a Board Meeting.

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((Unknown)): Will stick-built houses be according to the size of your lot and still 7.5 feet off the line?

(Yes). So if I just want to put up a mobile home on a camping lot and it fits, why can't I just do that?

*(Because it is not a mobile home village).*

Connie: Part of Indian is a mobile home Section because Mecklenburg County decided which ones in Indian would get electric from them, and which ones would not. RR did not make that decision.

Frances Johnson L164: If you build a stick house in a camping Section, do you still only get 50 amp service? *(Yes. Again there is 50-amp service on a camping lot and up to 200-amp on a mobile home lot).*

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Kellie Fox 104F: From what I understand about what you are saying regarding Dues vs. the Assessment. The Dues are \$250 and you have to have a vote to increase that correct? (Yes). So explain how the \$400 User Fee works. What are the rules about having a new one?

Terry: The User Fee is finished, the five years are up. To do another one, the BOD would send it out for a vote explaining why RR needs an assessment. This would also need a two-thirds vote, but on this type of vote, RR sends it out with a time limit; if we don't get enough votes, we send it out again and cut the

votes required by 30%, if RR still doesn't get enough votes, it gets sent out again and the required amount is cut by 30% again.

((Unknown)): Why wasn't that included in the Covenant changes?

Connie: The committee felt it best to get the Covenants done and out of the way.

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Judy Stewart G21: The annual assessment should be \$250. That is the Dues. ((Judy read a Section from the Covenants aloud)).

Terry: Remember a few years ago when you paid an extra \$100 for the pool? That was a Special Assessment.

Judy: Yes, and that should be gone (*It is*). I won't be charged for it this year? (*No*). What is the \$400 dollars? (*User Fee 2 and now it is also gone*). That should be gone too. (*Correct, if you have already paid your Dues for this year, you have paid that for the last time*). So next summer I won't be paying the \$400. (*No*). Is there a limit on how much the User Fee can be? (*No*). So you can charge me a \$1,000 User Fee? (*Not unless you vote for it*).

((Unknown)): We don't vote on User Fees! (*Yes, you do. Read your Covenants*).

Anne Singleton: This park cannot survive on \$250 Dues.

Terry: Yes, the BOD is going to ask to raise the Dues. You all know RR cannot operate on \$250/lot Dues. We are hardly operating on the \$710. What will the amount be? We don't know. We just started discussing.

Judy: You could if you had enough volunteers.

Terry: Again, Dues are not part of these Covenant changes.

Judy: Are you saying we can vote on User Fees? (*If we try to have another User Fee, Yes, and you will vote on that*). Does that mean it's all gone and we are going to pay \$250/year? How are you going to run this place on \$250? So you will have more User Fees or Assessments; what is the limit? (*There is no limit*).

Terry: Everyone on this BOD is a Property Owner. Do you think we will ask a ridiculous amount when we have to pay it too?

Willie Saunders C14: I know you're going to raise it. I have never voted on this before.

Terry: You have never had this BOD before. Not to say previous Boards did anything wrong. This BOD is striving to comply with our Covenants (as it should be).

Willie: If you're going to raise the Fee, I feel like it should be done before April because a lot of people in here (not me) need to budget for an increase.

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Pete Barbrey B35-36: So if I was to get rid of all the stuff on my lot and build a tiny house and still have room in my yard, can I pull a camper in there for 2 weeks at a time? (*No. You are in a camping village*).

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David Gardner M29: Before we get to all this rigamarole, present a budget with the budget changes and what the increases are for, so people will know what you're trying to increase. Then, maybe you will get a better reaction on your vote.

Terry: The budget has already been presented and approved. You can get a copy of it at the office any time. When it's time to present an increase, you will know it, because we will send out a letter.

((Unknown:)) The part I would like clarification on is the Fees because you keep talking about us voting on these Fees. Historically, we have never had that privilege, we were just told what our new fee is.

Connie: The Assessment fees have never been changed. It's always been \$250. The \$400 was a User Fee that was put into effect for electrical upgrades in the camping Sections.

George Powell 38B: Go to Section 4, it states "The Developer (which may be the Association from now on) has the right to do a Special Assessment for a Capital improvement with no vote from the constituents and what has happened since I sat on the BOD, it's been run, I voted against it, it's been

used for everything, but Capital improvements. The money has been raised, ran around and squandered. That gives ya'll the right to still get away with it now, since the BOD runs the place.

Donnie Beck: Here's what I believe happened in the past. Your BOD comes up against no one wanting to raise their dues so they realize we cannot run the Park on \$250, they cannot get everybody to pass a Dues increase and they do the best they can for the Park by placing assessments. So, your BOD is NOT running you over, or stealing your money, they are trying to keep the Park operating/open.

George: You need to do it legally.

Terry: What you are reading is our current Covenants. Our proposed Covenants plainly state exactly what you said plus 'the affirmative of two-thirds of the votes of all voting members.'

Jennifer Kearns F19: This might be what caused part of the problem in the past. There are two Sections in #4. One is about the Developer, then another one that says once it gets turned over to the Association. Maybe the old BOD was still running things as the Developer, but it should be done by the two-thirds vote.

Terry: Read 4 and 4a: User Fees must be voted on, but a Capital Assessment does not.

Erika Wildrick 140L: On #9, Stick-Built dwellings are allowed: Are they already allowed through Mecklenburg County? (Yes).

Connie: For example: If you look at your building rules, it says, "Camper must be present before Building Starts." You have to pull your camper in. It must be 7.5 feet from the Property Line. You get a Building Permit to put an "A" frame over your camper. Once that "A" frame is up and it's completed, you go back to Mecklenburg and RR to get a Permit to enclose your "A" frame. At that time Eddie Harris will look at you and say... "pull your camper out before you enclose your "A" Frame." Then, after enclosure, you have a stick-built foundation there. That is how you currently get through the loophole.

Terry: If the Proposed Covenants pass, you won't need the loophole because you can build a stick-built.

Erika: When it says "Stick Built," what kind of foundations are those on?

Connie: That would be according to what Mecklenburg County requires for your building type.

Willie Saunders C14: It concerns me that if we are voting on a User Fee and the majority do not want things to go up, they are going to vote against it so you are back to the \$250. I don't care if you ask for \$1,000. If you have to go through a voting process, you can't even get us to vote on this.

Connie: Yes it concerns us as PO's. If it doesn't pass and we work off the \$250, there will not be a gate, an office or maintenance or a pool.

Willie: So now you're going to say we need ya'll to vote on a \$750 User Fee to take it up to a \$1,000 or whatever the case may be. How are you going to get the votes?

Terry: We don't know. It would be helpful if PO's, who understand this, speak with other PO's to help them realize we need to vote "YES" to this.

((Unknown)): Why can't we just leave it at \$710.

Connie: It must be voted on.

Anne: Everyone needs to look at the shoestring budget we are already on.

Willie: I want the Security Gate to be open 24/7 with a person there. I understand that is extra money.

Erika Wildrick 140L: What is the answer to my original question "On the Fees, from here out, do they have to be voted on?"

Terry: Capital improvement does not. Everything else does.

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Jim Wilcox 66M: I got 4 lots in here; 2 mobile home lots and 2 campsites. My biggest complaint since 1995 is... every time you talk about raising something up or changing something, the worst people that get screwed around here are people in the campsites. You go through some of these campsites, it is dangerous. It's so damn dangerous you have no business driving a golf cart through it. My problem is, you are taking money since 1995 and you ain't did nothing for these campsites. You do good work on the mobile home sites and getting their roads taken care of pretty good, but you need to order a big

“Vaseline Truck” for the campsites because their butts are getting sore. You need to put some money in the campsites. If you are going to raise Dues, let’s get these campsites up because you’re bringing kids and family members in here, and they want to bring their kids to the pool and use other facilities around here, but these roads are so dangerous, it’s unbelievable and you let them get away with it.

Anne: 89% of our funding goes to camping Sections. The roads are bad everywhere.

Terry: One of our Property Owners, who lives in a mobile home Section, did an analysis of money spent. 89% of the money spent in here was spent in the camping Sections on sewer system upgrades, electrical upgrades, ditches and culverts installed.

Jim Wilcox 66M: I will give you that, but let’s get these roads upgraded.

Anne: We want to, but we don’t have the funds.

Jim: Well whose problem is that? If you’ve got to raise the Dues, let’s justify it but let’s get other places besides the mobile homes fixed. *(Indiscernible background discussion)* Get out there lady and drive around, we need to redo the roads, bring some dirt in here. How about send me a card so I can vote, don’t send me a thing that tells me I need to vote and don’t send me a ballot.

Terry: None of us are perfect. There were eight PO volunteers stuffing envelopes, doing the very best we could. If you didn’t get a card, I am sorry. We will get you one. Are you telling me you got 4 envelopes with no ballots?

*(Indiscernible background discussion).*

Jim: Yes.

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Patty Whitehurst 135H: Why does it have to be a blanket vote on every item.

Terry: As I said multiple times before, that is the way the Committee decided. Evidently you disagree with that, but it is done.

((Unknown)): Throw all the ballots you have already received away and send out new cards.

((OPEN DISCUSSION: Can you imagine the nightmare? The cost would be exorbitant. We can’t get PO’s to trust us on a simple YES/NO but you want 10 different things on a ballot? There would be more agreeance that way. Just vote NO and end it all. Maybe the next committee will be perfect for you. We’re beating a dead horse now)).

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Margaret Faithful L43: I want to talk about Dues. *(We are not here to talk about Dues).*

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Judy Stewart G20: Will the committee meet after this vote and decide what to do next? *(No. This committee is done).*

Donnie: Any one of you are welcome to take it over, spearhead ideas, implement those ideas, see how it works out. We asked for help/input, very few said anything.

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Barry Newcombe M89: Is there a custodian for collecting the votes before they come to the table to get counted, because if I am the custodian and I see the votes everyday I might say there are too many YES votes or too many NO votes. None of us know how many people are voting.

Terry: Is that the confidence you have in our 2 office workers? They collect the mail and drop the ballots in a sealed box. Neither one of the ladies in the office own property in RR. How will they benefit from destroying your ballot? The ballot-counting committee will cross reference names and Lot numbers.

Donnie: You can volunteer to make a change. Volunteer to go with them to the Post Office every day to get the mail, bring them back, you and another volunteer oversee the security of the ballots as they are dropped in the box. What are you willing to do to help the process? If you want to vote NO, do it. This committee did the best we could. It’s your choice to be stuck in the 70’s.

Eleanor Newcomb 90M: I want to know about borrowing money on our lots and if you default we have to pay it back. *(No mam. That is not what it says and that is not a proposed change. It's in your current Covenants).*

Connie: What loan company out there do you think is going to loan RR money on our common property?

((Unknown)): Why do ya'll need more money? You already have fees. What happened to the Means and Ways? *(They disbanded after being unappreciated and disrespected).* Why can't you start a new one? *(You can. Go for it. That is all volunteer and nothing to do with the Board).*

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George Powell 38B: Fifteen years ago, when the electrical started, they couldn't pay a bank to loan them money against the Common Property. *(We probably cannot do it now either and this Association is not asking to borrow anything).*

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Terry: Thank you for coming. Vote as you wish, just vote.

*\*((Striving to be as accurate as possible, when a speaker did not identify themselves or spell their name, a 'best guess' was made. Please forgive any human errors)).*