

Line Runner Maintenance Corporation Annual Meeting 2017 Minutes  
6/3/2017 Red Lion Inn

Board members in attendance:

David Cronin, President

Scott Piper, Vice President

Nancy Loupe, Secretary/Treasurer

Garry Field, Board member

Bill Huffman, Board member

Paul Kennedy, Board Member

Membership in attendance: \_\_22\_\_. Quorum is met.

The meeting was called to order at 10:10 AM by President David Cronin.

Six (6) motions were made and passed during the meeting.

1. A MOTION WAS MADE BY RICHARD JENNINGS, SECONDED BY JONATHAN GALPIN, TO ACCEPT THE MINUTES FROM 2016. THE MOTION PASSED.
2. A MOTION WAS MADE BY DAN RISTAU, SECONDED BY KATHIE BRIOLA, TO HAVE LRMC REIMBURSE SCOTT PIPER FOR THE NEW LRMC WEBSITE FEE AND TO PAY THE FEE IN THE FUTURE. THE MOTION PASSED.
3. A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY BILL ELFERDINK, TO FORM A COMMITTEE TO REVIEW AND UPDATE THE BYLAWS TO PRESENT TO PROPERTY OWNERS FOR A VOTE. THE MOTION PASSED.
4. A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY GWEN RISTAU, TO TABLE THIS DISCUSSION FOR THE PRESENT. THE MOTION PASSED. The discussion concerned creation of an informal group to discuss how the LRMC annual dues are assessed.
5. A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY JONATHAN GALPIN, TO HAVE SIGNS MADE STATING THAT GPS INFORMATION IS INCORRECT WITHIN OUR SUBDIVISION AND POINTING THE WAY TO OTHER ROADS. THE MOTION PASSED.
6. A MOTION WAS MADE BY SCOTT PIPER, SECONDED BY BILL ELFERDINK, TO FORM A COMMITTEE TO MANAGE FISH IN THE LAKE. THE COMMITTEE WILL MAKE RECOMMENDATIONS TO THE BOARD IF ACTION IS NEEDED. THE MOTION PASSED.

David opened the meeting, welcomed all in attendance and introduced the board. He thanked the Red Lion Inn for allowing us to hold the meeting there, then thanked Jim Cox for taking care of the tree at the lake that was exploded by lightning.

**Treasurer's Report:**

Nancy Loupe gave the treasurer's report for 1/1/16- 12/31/16. Assessments (dues) were greater than expenses for the year. Three (3) liens were filed in 2015, five (5) in 2016, on property owners two (2) or more years in arrears for dues (including late fees and special assessments). Nancy has contacted all owners, where possible, if they are in arrears. Approximately \$22,000 are due on the eight (8) properties on which liens were filed. David stated that most of our roads are in better shape now than they were several years ago, so expenses were less. Nancy stated that we lost some past-due monies when the property was sold and the real estate attorney did not verify that no money was owed to LRMC. Jonathan stated that the law says the closing attorney is responsible for verifying that no dues were owed. Nancy stated that the real estate attorneys are not verifying that, but that she will contact real estate attorneys in Brevard to be sure they know who to contact to check that information for future sales.

**Old Business:**

- a. A MOTION WAS MADE BY RICHARD JENNINGS, SECONDED BY JONATHAN GALPIN, TO ACCEPT THE MINUTES FROM 2016. THE MOTION PASSED.
- b. HAYWOOD ELECTRIC: Nancy Loupe reported that she contacted Haywood Electric regarding their not using herbicides in our subdivision. Haywood agreed to not spray, but stated that is a more expensive option for keeping their lines in shape.
- c. NEW WEBSITE: Scott Piper reported on a new website that he created for LRMC. The address is [linerrunnerridgecommunity.com](http://linerrunnerridgecommunity.com). The site can be accessed via computers, tablets, and phones. There are several pages on the site to provide information pertinent to our subdivision, including contact information (email addresses) for board members. Scott is considering adding some sort of blog so that members can communicate with each other via the site. He is asking for feedback on the site. Scott built it and volunteered to maintain it. He also paid for it thus far.

A MOTION WAS MADE BY DAN RISTAU, SECONDED BY KATHIE BRIOLA, TO HAVE LRMC REIMBURSE SCOTT PIPER FOR THE NEW LRMC WEBSITE FEE AND TO PAY THE FEE IN THE FUTURE. THE MOTION PASSED.

The question was posed if there is some way to put a membership list, with contact information, on the site. Nancy Loupe will look into it, but there are privacy issues. Scott suggested adding a pet page on the site so that members can more easily identify neighborhood pets should any go missing from home.

Scott stated that he will be deputized in Transylvania County (Sheriff's Department); he will put his phone number on the web page and will provide help to those in our subdivision needing police help. For other board members, only email addresses will be listed.

- d. VALENTINE PLAQUE: Nancy Loupe reported that the plaque for Ruth Valentine was replaced with a plaque honoring both Glen and Ruth Valentine for their service to LRMC, as was decided in the last LRMC meeting.
- e. SNOW REMOVAL: Dan Ristau stated that he got a snow blade for his truck so that he can remove snow faster than with his tractor. He suggested that, for winter, folks should 1) back into their driveways to facilitate getting out of the driveway after a snow; 2) get tires with aggressive winter tread; 3) get tire chains; 4) stay home if you can.
- f. GATE: at the 2016 LRMC meeting, \$10,000 was allocated for a gate at the entrance to the subdivision. Scott Piper said it will require more than that. He got several quotes and \$13,000 is typical; that doesn't include electrical power or a phone line. He put duct tape on a tree to mark the site chosen for the gate. The right of way for the road is strictly for the road, not for building any sort of structure; so, we will need permission from the property owner before we can proceed to install a gate. The selected site will involve at least two property owners. According to Bill Huffman, the board discussed a gate just recently. Due to the topography at the selected site, a swing gate will have to swing down the road (toward Highway 178) as the road slopes up at the site. A gate would have to be mounted high to swing into the subdivision. That means an entry keypad would have to be located far enough away to allow clearance for the gate to open; warning signs will also need to be posted regarding how far the gate will open to not hit a stopped car. There was a discussion of the type of gate and control system to install. A simple gate (like a cattle gate) would be less expensive and have less to maintain (no phone line, no menu of property owners, no remote gate opening via phone). Gwen Ristau suggested a welding company in Rosman might be able to fabricate a gate for not much cost. It was decided that the board will investigate this matter further, try to get a cheaper gate with a simpler control scheme but a really good controller. It was suggested that we look into solar power instead of Haywood power and that we investigate a controller that would use gate "clickers" or a keypad to open the gate. Jonathan Galpin stated that minimum electrical for a gate will cost approximately \$220/yr, that the association should budget for that (if we don't do solar) and for damage to the gate.
- g. PAVING: The topic of paving the first 0.7-0.8 miles (hereafter referred to as the first 0.7 mi) of Line Runner Ridge Road was brought up again. Bill Huffman reminded that the quote last year was \$100,000-150,000 to pave that much. We can't get a loan from a bank for paving that stretch; that leaves, as options, 1) self finance with bonds, 8% over 10 years. Bill stated he didn't think there were 15 property owners willing to put up \$10,000 each. 2) increase dues and build up funds to pave in 10 years. There followed a long discussion of whether to pave and how

to pay for it if we do. It was stated that we must pave as far as 0.7 miles in order to get to a relatively level area; otherwise, the uphill end of the pavement would develop a “dip” and the pavement would be damaged quickly. The question was asked what would be the cost to maintain if all the LRMC roads were paved; Bill Huffman said we are spending about \$20,000/yr now and paved roads should be less. The idea of floating bonds was discussed in some detail as was setting aside some portion of current dues toward future paving. The discussion also included a special assessment over multiple years specifically to pave the first 0.7 mi. It was mentioned that we could set aside some of current dues toward paving.

A straw poll was taken of how many at the meeting were interested in paving the roads, all or part. The vote was evenly split for and against. David said we should have the committee investigate options other than what we’re doing now, so the committee formed in 2016 was reconstituted, with Garry Field replacing Dan Ristau. Dan mentioned that a ridge forms in the middle of the road near the first sharp curve at the bottom of Line Runner Ridge, stated that it means something is moving under the road. That would tear up paving, were we to do it. Mimi Sagar was quoted as having said that portion of the road is not built on native soil but that fill dirt was brought in to make that portion of the road.

#### **New Business:**

- a. Culverts: There are three (3) culverts that are really bad, need to be replaced/repared. Many more are plugged at one end and cause wash-outs of the road. We will need to address with Jerry Henderson clearing or replacing those. We think we have money enough to replace two (2) culverts, maybe three (3). Once the replacement of each culvert is started, the roads will be closed for at least four (4) hours until the job is done. We will have to send notifications to the residents before the work is done. Garry offered to allow his Park-Creek Roads to serve as a detour during the work.
- b. ByLaws and Dues: Nancy Loupe explained that this year dues were billed at the rate of one (1) assessment for every property owner and an additional assessment for each additional residence per property owner. After invoices were mailed out, it was pointed out that our by-laws exempt non-rental guest houses from an assessment. That prompted a long discussion regarding how dues are assessed and possible different methods to be used in the future. Methods that were suggested were 1) using market value or assessed value as assigned by the county; 2) assessing at reduced rate for empty lots (no residence) but assigning an assessment on every lot owned (if multiple lots by same property owner); 3) basing assessments on whether multiple lots owned are contiguous or separated; 4) staying with the current method and continuing to increase assessments every year. It was mentioned that farm or forest land is assessed (by county) at lower value than residential land, and that the property owner can petition the county as to type of property owned (buildable vs. not buildable, i.e., forest land). It was also mentioned that it costs little to have multiple contiguous lots legally merged into one

(1) lot. Garry Field pointed out that the current method equates a residence with more traffic than an empty lot, and that any other method of assessments represents a change in philosophy. Dan Ristau stated that, should Duke Energy build structures on any land within Line Runner community, it can be forced to pay a road usage fee to access said structures.

A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY BILL ELFERDINK, TO FORM A COMMITTEE TO REVIEW AND UPDATE THE BYLAWS TO PRESENT TO PROPERTY OWNERS FOR A VOTE. THE MOTION PASSED. The committee is BJ Achord, Kathie Briola, and Jonathan Galpin.

An informal group/committee will be formed to examine different methods for determining annual property assessments within Line Runner community. The group will consist of Sally Radovich, Dan Ristau, and others interested. It was mentioned that perhaps a blog could be set up on the Linerunnercommunity website and property owners could voice ideas on this topic. This topic will be discussed at the 2018 LRMC meeting. Any change to the guest house idea or to the method of assessing dues will be a change to the bylaws. Changes to the bylaws must be approved by the majority of at least ten (10) percent of returned ballots from the membership eligible to vote or by a majority of the quorum present at a general meeting.

A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY GWEN RISTAU, TO TABLE THIS DISCUSSION FOR THE PRESENT. THE MOTION PASSED.

Dave Cronin mentioned the idea of a planned community act to replace the bylaws. That would give some teeth to the association in matters related to enforcing LRMC rules. That, too, would require approval by the property owners.

- c. GPS: Garry Field commented on the inaccuracy of GPS information being used by many delivery trucks in our area. The GPS is routing trucks up Creek to Park, but both are closed off as Garry is the only property owner on those roads; use of Creek Road puts the trucks on Garry's driveway. The maps also confuse Park Road with Parkway Road (Hwy 215), so people looking for the Blue Ridge Parkway are coming into our subdivision. People are also being routed up David Cronin's driveway by the maps. Garry wants to put up signs stating that the GPS maps are wrong. He asked that anyone expecting deliveries inform the vendors that the maps are incorrect. Jonathan suggested that we post signs directing people toward the main roads (like Lake Road) and away from private driveways (like Garry's and Johnnie Vietor's). Garry stated that the county will replace road signs that go missing if we report it to them.

A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY JONATHAN GALPIN, TO HAVE SIGNS MADE STATING THAT GPS INFORMATION IS INCORRECT WITHIN OUR SUBDIVISION AND POINTING THE WAY TO OTHER ROADS. THE MOTION PASSED.

- d. Dogs: There continue to be complaints to the board regarding dogs harassing people walking on Fox Crossing. David said there is nothing the association can do about the dogs. Garry suggested using bear spray to discourage the dogs getting very close to the walker.
- e. Election of board members: Terms were up for President David Cronin and Board member Bill Huffman. Both were re-elected without opposition.
- f. Catfish in the lake: Scott Piper commented that catfish in the lake have grown to huge size and should be fished for removal. This led to a discussion of management of the lake.

A MOTION WAS MADE BY SCOTT PIPER, SECONDED BY BILL ELFERDINK, TO FORM A COMMITTEE TO MANAGE FISH IN THE LAKE. THE COMMITTEE WILL MAKE RECOMMENDATIONS TO THE BOARD IF ACTION IS NEEDED. THE MOTION PASSED. The committee is comprised of Scott Piper, Elmer Zebley, Garry Field and Ray Hensley.

There being no further business, the meeting was adjourned at 12:50 PM.