

Line Runner Maintenance Corporation Annual Meeting 2017 Minutes  
6/2/2018 Common Area at Lake

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: 28. Quorum is met.

The meeting was called to order at 10:08 AM by President David Cronin.

Ten (10) motions were made and passed during the meeting.

1. A MOTION WAS MADE BY GARRY FIELD, SECONDED BY PAUL KENNEDY, TO ACCEPT THE MINUTES FROM 2017. THE MOTION PASSED.
2. A MOTION WAS MADE BY JONATHAN GALPIN, SECONDED BY SCOTT PIPER, TO CONTINUE TO EXEMPT BILL HUFFMAN FROM DUES AND ANY OTHER ASSESSMENT, WITH THAT EXEMPTION TO COVER BOTH PROPERTIES CURRENTLY OWNED BY BILL HUFFMAN, AND THE EXEMPTION TO BE REVIEWED IN FIVE (5) YEARS. THE MOTION PASSED.
3. A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY SCOTT PIPER, TO PUT TOGETHER A PLAN WITH COSTS AND A TIMELINE REGARDING IMPROVING THE LAKE. THE MOTION PASSED WITHOUT OPPOSITION.
4. A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY JONATHAN GALPIN, TO ALLOCATE \$150 TO BUILD FISH HABITATS IN THE LAKE. THE MOTION PASSED.
5. A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY SCOTT PIPER, TO HAVE NO FISH CLEANING AT THE LAKE, TO ALLOW KEEPING 6-INCH OR LARGER BLUE GILL, FOR BASS AND CARP TO REMAIN CATCH AND RELEASE, AND TO REVISIT THIS PLAN NEXT YEAR. THE MOTION PASSED.
6. A MOTION WAS MADE BY GWEN RISTAU, SECONDED BY JONATHAN GALPIN, TO INCREASE DUES TO \$600 FOR THE 2019 ASSESSMENTS. THE MOTION PASSED.
7. A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY ELMER ZEBLEY, THAT THE BYLAWS COMMITTEE DO FURTHER WORK ON THE MOBILE HOME SECTION OF THE RECOMMENDATIONS, THAT THE RECOMMENDATIONS BE POSTED ON THE WEBSITE TO BE

PRESENTED AT THE 2019 MEETING, AND THAT THE COMMUNITY PROVIDE FEEDBACK TO THE BOARD. THE MOTION PASSED.

8. A MOTION WAS MADE BY GARRY FIELD, SECONDED BY BILL ELFERDINK, TO KEEP THE LAKE GATE LOCKED AND TO BUY A CODE LOCK FOR EMERGENCY VEHICLES TO ACCESS THE LAKE. THE MOTION PASSED.
9. A MOTION WAS MADE BY BILL HUFFMAN, SECONDED BY BILL ELFERDINK, TO PURCHASE ONE (1) GAME CAMERA TO HELP MONITOR THE GATE AT HIGHWAY 178. THE MOTION PASSED.
10. A MOTION WAS MADE BY DAVE CRONIN, SECONDED BY SCOTT PIPER, TO TABLE THE DISCUSSION OF PAVING OR ALTERNATIVES TO GRAVEL ON OUR ROADS. THE MOTION PASSED.

David thanked everyone for coming.

#### **Treasurer's Report:**

Nancy Loupe gave the treasurer's report for 1/1/17- 12/31/17. Expenses for 2017 were greater than assessments (dues) for the year. We are collecting monies now but still owe some from the past winter. We replaced 3 culverts (2 planned, 1 emergency), installed the gate, and needed many tons of gravel/rocks due to the hard winter. No new liens were filed in 2017; of the six (6) liens previously filed, two (2) were closed in 2017 (one (1) foreclosure, write off of \$1835; one (1) collected at sale of property, \$1395) and six (6) property owners are on payment plans (two (2) with liens). Nancy has contacted all owners, where possible, if they are in arrears. The top two debtors (owners in arrears) owe greater than \$4000 each. Approximately \$22,000 is due on the properties on which liens were filed. Jonathan Galpin asked whether the treasurer's report could be put on-line for all to view, and the Board agreed to that. Jonathan also mentioned that LRMC has the right to foreclose on properties in arrears, but David stated that had been looked into in the past and is tremendously expensive.

#### **Old Business:**

- a. A MOTION WAS MADE BY GARRY FIELD, SECONDED BY PAUL KENNEDY, TO ACCEPT THE MINUTES FROM 2017. THE MOTION PASSED.
- b. Nancy Loupe thanked the Elferdinks for repairing damage to the laurel by the mailboxes, and the Briolas for providing the laurel used.
- c. DAM: Bill Huffman gave a brief history of the lake and dam and LRMC's interaction with the state regarding repair of the dam. Bill and his firm did the necessary engineering and filing of documents for routine monitoring of the lake and dam. Bill continues to file annual reports as needed. He also has manually adjusted the overflow system so the lake and dam function mostly automatically and is maintenance free regarding lake level. Bill thanked David Cronin for

the job he is doing and the support he gives to various projects for the community. David thanked Bill for the work he did and continues to do. David added to the background information that we weren't allowed to simply drain the lake in 2012. We would have had to fill in the resulting hole at enormous expense.

- d. DUES WAIVER FOR BILL HUFFMAN: Nancy Loupe gave the economic history of the work that Bill Huffman did on the lake/dam, reminded the assembly that, in 2013, we voted to exempt Bill Huffman from paying dues as he had saved the association over \$56,000. In 2013, the membership voted to revisit that exemption every five (5) years.

A MOTION WAS MADE BY JONATHAN GALPIN, SECONDED BY SCOTT PIPER, TO CONTINUE TO EXEMPT BILL HUFFMAN FROM DUES AND ANY OTHER ASSESSMENT, WITH THAT EXEMPTION TO COVER BOTH PROPERTIES CURRENTLY OWNED BY BILL HUFFMAN, AND THE EXEMPTION TO BE REVIEWED IN FIVE (5) YEARS. THE MOTION PASSED.

The 2013 motion regarding Bill Huffman's exemption also included the association maintaining his 50' driveway with gravel as long as he owns the property.

- e. FISH COMMITTEE: Elmer Zebley reported that the lake water is slightly acidic. He took soil samples from two (2) areas of the lake bottom. The soil/silt running in on the south end is approximately 30 times more acidic than native soil from the deep end. It is affected by run-off from the road. We need a way to capture sediment, rather than just dredging after the silt enters the lake. The lake water is cloudy due to processes normal with lakes; we can treat that chemically, but it is costly and not environmentally friendly. We need to create a habitat for larger organisms to grow instead of encouraging plankton and algae. The catfish population is down and that of blue gills is up. Big bass are doing well but smaller bass don't have enough food. One recommendation is to lower the population of blue gills by allowing fishing (not catch and release) with a 6-inch minimum and a maximum catch of 6 blue gills/day. Bigger blue gills (greater than 9-10 inches) should be released to provide baby blue gills. All in the community need to watch the use of pesticides, herbicides, and fertilizer as that may run off into the lake. Water-insoluble nitrogen in fertilizer is more expensive than water-soluble nitrogen but is much better for the environment. Water-soluble nitrogen contributes to algae blooms. The committee recommends making brush piles in the lake to provide hiding places for the little fish. They should be near the shore, in shallow water. The committee sent a letter to all owners of lakeside property regarding putting brush piles near the property owner's property. Results were mixed. The committee suggested starting with brush piles near the common areas owned by the association. Approximately \$150 is needed for concrete block and rope. The project is labor intensive, so volunteers will be needed. Members should contact any of the fish committee members if they are willing to help, or the committee could schedule a work day. Elmer has the paper reports on the soil samples; Jonathan Galpin asked if those could be put on the web site, to which the Board agreed.

There is currently not an algae bloom in the lake, but we do have a high amount of algae in the lake. Our lake is warm with low flow through. Will Hamilton recommended adding shiners as food for the smaller fish and to eat some of the algae. David addressed silt removal as a way to help with algae and habitat. He said feeding fish food decrease the volume of algae the fish eat. Paul Kennedy said there is lots of sediment in the lake making it shallow across big areas of the bottom. Dredging is expensive; Elmer said we would do better to prevent further silting in, catching the sediment before it gets into the lake. We could do a sediment pond, passing the overflow through a limestone bed to treat the pH of the overflow. There used to be a sediment pond by Willow Lane, but that is no longer there.

Elmer also stated that people need to clean fish at home, not on the dock. Cleaning them at the dock makes a mess in the lake and attracts bigger critters to get the remains. There followed further discussion regarding a budget for the fish committee, what could be done about stopping the draining from the road into the lake, culverts and retention pond in the area.

A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY SCOTT PIPER, TO PUT TOGETHER A PLAN WITH COSTS AND A TIMELINE REGARDING IMPROVING THE LAKE. THE MOTION PASSED WITHOUT OPPOSITION.

A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY JONATHAN GALPIN, TO ALLOCATE \$150 TO BUILD FISH HABITATS IN THE LAKE. THE MOTION PASSED.

A MOTION WAS MADE BY ELMER ZEBLEY, SECONDED BY SCOTT PIPER, TO HAVE NO FISH CLEANING AT THE LAKE, TO ALLOW KEEPING 6-INCH OR LARGER BLUE GILL, FOR BASS AND CARP TO REMAIN CATCH AND RELEASE, AND TO REVISIT THIS PLAN NEXT YEAR. THE MOTION PASSED.

- f. DUES ASSESSMENTS: Sally Radovich and Dan Ristau worked up several proposals for assessing LRMC dues differently than the current method. The effort was to simplify the current method. Possibilities included assessing by market value, per parcel, per acre, and other options. The market value would be obtained from the county tax web site. The proposed plans were adjusted to keep total income to LRMC consistent with current income for this discussion. A long discussion followed with various viewpoints put forward regarding changing the assessment method.

It was also mentioned that there seems to be a lawn mower repair business on Joshua, creating heavy traffic on the lower part of the road. A couple of motions were made, but not voted on, regarding tabling this issue until next year and regarding the board investigating whether anything can be done about a business in Line Runner Ridge or on Joshua mountain with access through LRMC roads. The question was asked regarding how much money is actually needed each year to maintain the roads appropriately. The answers varied but there is no actual data; we have been able to improve the roads and be proactive in replacing old culverts at the assessment levels of the past several years.

A MOTION WAS MADE BY GWEN RISTAU, SECONDED BY JONATHAN GALPIN, TO INCREASE DUES TO \$600 FOR THE 2019 ASSESSMENTS. THE MOTION PASSED.

Will Hamilton inquired as to whether we had considered year-round maintenance of the roads, not just as-needed maintenance, suggested that we set a budget based on such routine care. Prior-year expenses could be used to set the budget. Paul Kennedy said that has been considered in the past but the lack of money stopped any action on the idea.

Bill Huffman said the Board wants to invite members of the community who want to do work for LRMC to submit information to the Board regarding fees and insurance. Comments and questions were asked regarding getting competitive bids for such services. Nancy Loupe stated that the Board is already looking into getting competitive bids and trying to employ members of the community where possible. No further progress was made on the topic of dues. It was agreed to put the spreadsheet of possible assessment methods on the website for all to examine; the topic will be revisited at the next meeting.

- g. BYLAWS: BJ Achord gave a report on the suggestions the Bylaws committee had regarding changes to the current Bylaws. The committee recommendations were in three (3) categories: 1) those needed to bring the Bylaws into agreement with the manner in which LRMC is currently doing business; 2) recommendations intended to clarify wording in the 2002 Bylaws and to make voting methods consistent for all situations; and 3) recommendations to change the implied intention of the 2002 Bylaws in a few specific situations. There followed a long discussion mostly centering on mobile homes in the development. The current restrictive covenants and Bylaws prohibit mobile homes being used as a residence. The discussion centered on RVs and campers used by owners intermittently but not as a permanent dwelling. No conclusions were reached. A couple of motions on the topic were made and seconded, but not voted on.

A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY ELMER ZEBLEY, THAT THE BYLAWS COMMITTEE DO FURTHER WORK ON THE MOBILE HOME SECTION OF THE RECOMMENDATIONS, THAT THE RECOMMENDATIONS BE POSTED ON THE WEBSITE TO BE PRESENTED AT THE 2019 MEETING, AND THAT THE COMMUNITY PROVIDE FEEDBACK TO THE BOARD. THE MOTION PASSED.

- h. GATE: Nancy Loupe reported that the gate at the main entrance to Line Runner Ridge has been installed and is functional. She thanked all that helped with the project. Dan Ristau said the biggest problem with the gate is that people don't allow it to open fully before going through. He said the first action, if the gate fails to open, should be to check that the reflectors are clear, across from the gate and up the hill. Dan put straw around the gate to minimize mud splashing on the reflectors. If the alarm is going off, it means the gate has hit a vehicle or that the gate has been pushed. That happened at least once since the gate went into service, and the gate clutch

key was damaged. The advice given to members was 1) to wait until the gate stops moving before passing through; and 2) to hug the right side of the road when leaving the subdivision to trip the sensor; if you go too much to the left, the sensor will not detect the vehicle and will not open the gate. Dan stated that there is no automatic reset time on this gate if it enters an error mode. Dan Ristau said the gate needs to be greased monthly and the inside workings be oiled every 6 months. Dan agreed to provide a lesson to anyone that wanted to learn about the gate, with the lesson to be held the day after this meeting.

Tom Parlier commented that you can't see the keypad at night. Will Hamilton recommended that we get a solar light to put on the key pad, and Garry Field volunteered to get and install a light. Dan said that if you enter the code incorrectly, hit the "#" sign and that will clear all errors. The gate is already set to the maximum opening speed; we can speed the closing more than the current setting. Paul Kennedy suggested that signs be put up on both sides of the gate instructing folks to stay to the right and to let the gate open fully before proceeding.

Cindy Black started a discussion on keeping the lake gate locked.

A MOTION WAS MADE BY GARRY FIELD, SECONDED BY BILL ELFERDINK, TO KEEP THE LAKE GATE LOCKED AND TO BUY A CODE LOCK FOR EMERGENCY VEHICLES TO ACCESS THE LAKE. THE MOTION PASSED.

It was decided to buy a coded pushbutton lock for Rosman fire department or other emergency personnel to use. LRMC members can continue to access the lake via their keys and our current lock. Bill Huffman said the Board had discussed putting up game camera(s) at the main gate.

A MOTION WAS MADE BY BILL HUFFMAN, SECONDED BY BILL ELFERDINK, TO PURCHASE ONE (1) GAME CAMERA TO HELP MONITOR THE GATE AT HIGHWAY 178. THE MOTION PASSED.

Garry Field and Scott Piper offered to buy the game camera. It was also mentioned that we should put a game camera on the road to the dam. Dan Ristau said people are coming to the dam via Fox Crossing. Security cameras are better than game cameras, have better resolution, but cost much more. It was determined that we will not buy a security camera at present but will get the game camera. The camera will need to be monitored to be sure the camera card doesn't get full and the camera stop taking pictures of cars entering and leaving Line Runner Ridge. Scott Piper volunteered to monitor the camera card.

- i. PAVING: Bill Huffman said we discuss this topic every year, stated that with our steep grades and high activity options to gravel or paving will not work. Real asphalt or gravel are the only options we have. He estimates \$90-200,000 just to do the first 0.6 miles as we need to improve the road bed, then pave. The ensuing discussion was that we would have to add \$500 to the dues and do that for 7-10 years with that money dedicated to paving. The conclusion is there is not enough money now to even consider paving.

A MOTION WAS MADE BY DAVE CRONIN, SECONDED BY SCOTT PIPER, TO TABLE THE DISCUSSION OF PAVING OR ALTERNATIVES TO GRAVEL ON OUR ROADS. THE MOTION PASSED.

**New Business:**

- a. **ROADS:** Dave Cronin said LRMC went broke this year but hasn't been broke for the past several years. The focus has been on taking care of all roads in the subdivision, not just the first 0.6 miles. He reported that since the last meeting, we replaced 3 culverts, had a bad winter which made us need many tons of rock. We are actually taking care of all six (6) roads for which LRMC is responsible and are making progress each year. The question was asked if we would do better with someone different taking care of our roads. David stated that Jerry Henderson is giving the best service at the lowest cost so far and would like to stay with Jerry. The Board will get bids from road contractors (only those insured and bonded), but those bids will be for future work. We have one (1) more year on our 5-year commitment to Jerry. We know of two (2) more culverts that are failing and will try to change those this year.
- b. **SIGNS:** Garry Field and Paul Kennedy spoke to the missing signs in the subdivision. Nancy Loupe will call and get replacement signs for Spring Road and two others reported missing.
- c. **CABLE:** Scott Piper said Comporium will run cable/DSL to our subdivision if enough people are interested in having it. A minimum of 20 signatures is needed for Comporium to take action.
- d. **ELECTION OF BOARD MEMBERS:** Terms were up for Secretary-Treasurer Nancy Loupe and Board members Garry Field and Paul Kennedy. All three were re-elected without opposition.

There being no further business, the meeting was adjourned at 1:20 PM.