

Minutes of Annual Meeting June 7, 2008

The annual meeting of the Linerunner Maintenance Corporation was held at the common area at the lake. There were 35 residents/property owners in attendance. The president, Scott Carpenter, called the meeting to order and presided.

The minutes of the June 1, 2007 annual meeting were read and approved. The 2007-2008 financial report was given by bookkeeper, Kathy Walter, and approved.

Scott reported that the recent major road shaping has made a huge difference, and the road contractor hired to do so has been very helpful both in the work completed and the valuable guidance he has offered. Scott explained that the road still needs some top dressing and this will be done as money becomes available to do so.

Richard Britt gave a full report on the status of the dam repair:

He emphasized the importance of the repair by sharing an article about Balsam Mountain Preserve, a residential community that ended up with a liability of over \$200,000 in clean up expenses, plus fines from several sources, and an impending law suit, all as a result of their lake dam giving way. He explained that it was an example of what we could be liable for if we don't act as soon as possible, and that all members would suffer the same degree of liability if there is a problem. Richard gave a history of the dam in a nutshell, reporting that in Aug. 2004 Bill Huffman sent in an engineering proposal to the NC Dept. of Dam Safety. The state organization responded 5 months later with questions and needing more information and details on the design. This was never responded to, and as a result the state let it die. Then, Tina Watkins picked it up when she became president in June 2007. She went to another Engineering firm to get it rolling again, and in Oct. of 2007 when Tina moved and resigned as president, the board turned everything over to Richard to coordinate the process. In January of 2008, an engineer walked the area with Richard, took pictures, etc. and it was determined that a topography survey was needed to finish the proposal. This was done on April 15, 2008 at a cost of 1600.00.

It has been determined that there are two issues with the dam. 1) the existing corrugated metal pipe required by the state for lake drainage has deteriorated to the point that it leaks and is worthless. And 2) As a result, the leak is dispersing water inside the dam around the pipe and is saturating the structure of the dam, therefore weakening the stability of the dam, itself.

[Scott explained that the board unanimously decided that hiring the engineering firm to do a complete analysis and proposed solution was a necessary first step, regardless of what we do with that information. How much we do and when we do it will be decided once we have all the information.]

Richard continued by explaining that the state requires us to have some way to drain the lake. The design plans call for filling the existing pipe with grout that will seal it and render it nonfunctional. With this plan it would not be necessary to dig it out. This would be the simplest low-cost solution, (approximately \$8000.00), but we have to make sure that this is an approved repair procedure and we are waiting to hear on that. Then, a new drain system could be created by installing a siphon system type drain slightly below ground level that comes up the front of the dam, over the dam and down the back. This would solve issue number 1, but still leaves number 2, the bank stability issue. This issue requires subsurface exploration and soil sample testing to determine the extent of how the stability can be remediated.

[Bill Huffman introduced himself and gave supporting history of the dam from 2003 - 2004 as he was the engineer involved in the original proposal. He explained that soil samples were taken at that time and a complete analysis was done. This data is on file and should still be valid as he explained the soil would not change.]

Finally, Richard reported that he has explored financing options and there are several options for paying for the work that needs to be done if it should come to that.

Following the dam report it was agreed and voted upon by the membership that we should grout the existing pipe to stop the leak once the state approves the proposed repair process. It was also agreed that we should get the existing soil test data from the original engineer's assessment to the current engineer so that we can save the expense of that step, and he can revise his approach. Then we will wait for the state approval and go from there. If we have to do more than this we will have a membership vote on how to pay for it.

The membership as a whole offered thanks to Richard for his time and efforts on the dam repair issue and to Bill Huffman for his valuable insight and information regarding the history of the prior engineering work on the dam.

In other discussion:

Concerns regarding noise issues were raised and Scott explained that these concerns are a County Noise Ordinance issue. Any formal complaints must be done through the Sheriff's Department.

Scott suggested and a motion was made. Seconded and approved, that the board be allowed to come up with a system of staggering the election of board members/officers, so that there is not a complete turnover all at once to prevent the blind leading the blind.

There was discussion about setting a road maintenance impact fee on building contractors doing work in Linerunner. Scott explained that this issue is on the board's current list of things to address. We need to research to see what reasonable fees might be. When the board comes up with an amount, the membership can vote on it.

There was discussion regarding the mowing of the road banks and dam. Glen Valentine reported that he has mowed in the past and asked if we want him to go ahead with it this year. Bobby Morris suggested getting three estimates before hiring Glen to do the mowing this year, and it was agreed that Bobby would make some calls, and we would let Glen know.

A question was raised about maintenance of Joshua Rd. It was explained that Joshua Road is not one of the roads maintained by Linerunner Maintenance Corporation. The roads to be maintained by the Corporation as stipulated in the bylaws are Linerunner, Creek, Spring, Ridge, Willow and Park.

Cindy Black requested a key to the chain gate at the dam because it is on her property and she may need access at some point. It was agreed that she should have a key and Kathy Walter gave her a key.

With no further business, the meeting was adjourned.

Respectfully submitted,

Carrie Foreman
Secretary, Linerunner Maintenance Corporation