

Line Runner Maintenance Corporation Annual Meeting 2021 Minutes
6/11/2022 Common Area at Lake

Board members in attendance:

David Cronin, President

Garry Fields, Vice President

Nancy Loupe, Secretary-Treasurer

Bill Huffman, Board member

Paul Kennedy, Board member

Membership in attendance: 47 (representing 37 eligible votes). Proxies in hand: 5. Eligible votes present: 42. Quorum is met.

The meeting was called to order at 10:14 AM by President David Cronin.

Eight (8) motions were made and passed during the meeting.

1. A MOTION WAS MADE AND SECONDED TO ACCEPT THE MINUTES FROM THE 2021 MEETING. THE MOTION PASSED.
2. A MOTION WAS MADE AND SECONDED TO ACCEPT THE TREASURER'S REPORT. THE MOTION PASSED.
3. A MOTION WAS MADE AND SECONDED TO REMOVE TWO (2) OF THE CURRENT BOAT RACKS, TO CONTACT ALL LRMC MEMBERS AND GIVE 30 DAYS FOR REMOVAL OF BOATS FROM THE CURRENT RACKS, AND TO REMOVE ANY BOATS NOT REMOVED BY OWNERS.
4. A MOTION WAS MADE AND SECONDED FOR THE BOARD TO DEVISE A PLAN FOR MANAGING BOAT STORAGE AT THE LAKE ON THE ONE (1) EXISTING BOAT RACK TO BE RETAINED. SUCH PLAN MAY INVOLVE RENTING RACK SPACE TO LRMC MEMBERS ON AN ANNUAL BASIS. THE BOARD WILL ALSO INVESTIGATE RACK DESIGN DIFFERENT FROM OUR CURRENT RACKS. THE MOTION PASSED.
5. A MOTION WAS MADE AND SECONDED NOMINATING GARRY FIELDS FOR THE POSITION OF VICE-PRESIDENT OF LRMC. THE MOTION PASSED.
6. A MOTION WAS MADE AND SECONDED NOMINATING NANCY LOUPE FOR THE POSITION OF SECRETARY-TREASURER OF LRMC. THE MOTION PASSED.
7. A MOTION WAS MADE AND SECONDED NOMINATING SALLY RADOVICH FOR A BOARD POSITION FOR LRMC. THE MOTION PASSED.

8. A MOTION WAS MADE AND SECONDED THAT THE MEETING BE ADJOURNED. THE MOTION PASSED.

David Cronin welcomed everyone and thanked all for coming to the meeting.

Bill Huffman made a few remarks about past property owners that helped to shape our subdivision into what it is today. A number of past owners were mentioned by name. The group observed a moment of silence in their memory.

David asked for a motion to accept the minutes from the 2021 meeting.

A MOTION WAS MADE AND SECONDED TO ACCEPT THE MINUTES FROM THE 2021 MEETING. THE MOTION PASSED.

Treasurer's Report:

Nancy Loupe gave the treasurer's report for 1/1/21-12/31/21. Nancy presented a spreadsheet of income and expenses for 2018-2021 and 2022 YTD. That spreadsheet is currently posted on the community website and is up to date through May 2022. On average, LRMC spends \$40-50K/year on total expenses. That figure includes rock, grading, culverts, mowing along the roads, the gate and allotting \$5500/year to the dam fund. Nancy reported the balances in the road account and in the savings for the dam.

The dollar value of delinquent dues decreased again over the October 2021 total. The number of property owners in arrears has decreased each year since 2018 (see spreadsheet on the website for details). Only one property owner (on Joshua Summit) is in arrears and not on a payment plan. Three (3) owners are on payment plans. There are two (2) active liens, one (1) in Line Runner Ridge and one (1) in Joshua.

A MOTION WAS MADE AND SECONDED TO ACCEPT THE TREASURER'S REPORT. THE MOTION PASSED.

Old Business:

- a. LRMC AUDIT RESULTS: Dan Ristau reported on an audit conducted by Dan Ristau and Don Briola. Dan and Don met with the Secretary-Treasurer on 6/10/22 to audit the LRMC financial processes as called for in the Bylaws. Dan stated that Nancy took them through LRMC transactions in Quickbooks-On-Line and provided detailed information regarding program and the accounting processes currently in place. Dan noted that at least two Board members are involved in paying any bill or reimbursement and that all invoices and bills are uploaded into Quickbooks. Bank statements are reconciled by a third person (Sally Radovich), providing another check on the payment process. There were no negative findings in the audit. Dan mentioned that transactions prior to 2021 (when LRMC converted to Quickbooks) were input to

Quickbooks by Nancy Loupe, Sally Radovich, and BJ Achord to provide better and more complete financial reporting and income/expense history. A copy of the audit report can be found on the LRMC website. Dan commented on the substantial savings to LRMC by the switch from an outside accountant to in-house accounting and cautioned that inflation will doubtless increase all our expenses over past years. It was asked whether the accounting information was local on one computer and was answered that all accounting information is online in Quickbooks-On-Line.

Bill Huffman made a few remarks regarding a history of robbing the dam fund for roads and that an earthen dam needs maintenance at least every 20 years. In 2014, we had over \$25k work for the dam and had to have a special assessment of the members to pay for it. There needs to be an adequate dam fund that is not touched for any other reason. We are currently putting \$5500/per year into that dam fund.

- b. DEFICIENCY LETTER FROM NC DEQ: following a storm event, representatives of NC DEQ came into the subdivision looking for problems with our lake and overflow. Bill Huffman met them at the lake, but the DEQ representatives would not cooperate with Bill. DEQ's inspection found no actual problems with the lake, dam, or the overflow (no muddy water) but did find that our Emergency Action Plan and our Operating Manual were both out of date. The fine for non-compliance after the DEQ deadline is \$500/day. Bill updated both manuals and made the official response to NC DEQ before the deadline. Each manual must be updated at least every 5 years. Bill estimated the engineering cost to have been around \$20k to update the manuals and address the NC DEQ letter. He pledged to continue to handle all that is needed with DEQ for the lake as long as he is here, and he will not charge LRMC for his services. Dan Ristau questioned whether we should install a pipe where the small spring flows on the back side of the dam, a constant concern with new DEQ inspectors. Bill agreed that such a pipe would help, but he explained the DEQ process needed to get a pipe installed, which would be costly and time consuming. The presence of the spring is documented with NC DEQ. Dan also asked about succession planning for Bill's engineering role, and Bill explained that a registered engineer is needed to do the work. He recommended that, when the time comes, LRMC seek out an engineering firm in this area with an engineer licensed in NC and familiar with NC regulations, said the Association wasted money in the past hiring a firm that didn't meet those criteria.
- c. NEW KEY LOCK FOR THE LAKE GATE: Garry Fields explained that, at some point in the past, the Association procured high security locks for the lake gate. The locks and keys were very pricey. A few years ago the lock wore out. An effort was made to get two (2) more locks that would work with the keys members already have so as to save some money. In the interim, combination locks were used to secure the lake gate. The interim plan was not very successful as the combination locks would disappear, sometimes for weeks at a time. After several trips to Greenville and about \$1500, new locks and extra keys were secured. Garry is in charge of issuing the keys to LRMC members. The first key for new owners is free; additional or

replacement keys can be purchased for \$20 each (the actual cost of the keys to LRMC). Garry put the new high-security lock on a steel lanyard so the lock cannot be removed from the gate post without a major effort. There is a second lock on the chain/gate to allow the power company access behind the gate. Garry sprayed our new lock and part of the chain with orange paint – match the orange areas to know where to lock the gate with the new lock.

- d. DOCK: Garry Fields discovered that the current LRMC dock was actually constructed on property owned by the Blacks. Part of the current common area is also on the Black's property. The Blacks have graciously agreed to lease that bit of land to the Association to free them (the Blacks) from liability associated with the dock and access to same. It will be a yearly lease and only applicable to foot traffic to and on the current dock.
- e. BOAT RACKS: There have been two fire events in LRMC so far in 2022 necessitating the Rescue Squad and/or the Forest Service to extinguish brush fires in the subdivision. After one event, Garry Fields was contacted by the Fire Department regarding the dry hydrant at the lake. Fire trucks cannot reach the hydrant to reload water due to the boat racks leaving insufficient space. Keeping one (1) of the existing racks will still allow the fire trucks needed access. There was a lively discussion regarding boat storage at the lake. Currently, there are more boats at the lake than would fit on the three (3) existing racks; several appear to not have been used in quite some time, are not on the racks and have no identifying information on them. The Board proposed renting the 6 slots available on the one (1) rack to be retained. Several suggestions from members included making the rack rental available annually (not in perpetuity), requiring that stored boats be used at some minimum frequency, and investigating vertical storage of boats instead of horizontal (i.e., new rack design).

A MOTION WAS MADE AND SECONDED TO REMOVE TWO (2) OF THE CURRENT BOAT RACKS, TO CONTACT ALL LRMC MEMBERS AND GIVE 30 DAYS FOR REMOVAL OF BOATS FROM THE CURRENT RACKS, AND TO REMOVE ANY BOATS NOT REMOVED BY OWNERS.

In the discussion, it was stated that the Board should flesh out the details of a rental plan for rack space. Members storing boats on the rack will be invoiced by LRMC with funds going into the general fund.

A MOTION WAS MADE AND SECONDED FOR THE BOARD TO DEVISE A PLAN FOR MANAGING BOAT STORAGE AT THE LAKE ON THE ONE (1) EXISTING BOAT RACK TO BE RETAINED. SUCH PLAN MAY INVOLVE RENTING RACK SPACE TO LRMC MEMBERS ON AN ANNUAL BASIS. THE BOARD WILL ALSO INVESTIGATE RACK DESIGN DIFFERENT FROM OUR CURRENT RACKS. THE MOTION PASSED.

Nancy Loupe will send an email or letter to LRMC members stating that boat storage will be limited, the date by which boats must be removed by their owners (30-day period), and the plan and fee(s) the Board devises for storage rental. Garry Fields and other volunteers will help

remove boats not claimed by owners in the 30-day period. Kaylen Gruber stated that she and Andy would like one of the old racks if the racks are to be discarded.

- f. NEW DOCK: Garry Fields lead a discussion concerning a new dock to be built on LRMC property. The current dock is nearing the end of its useful life. Garry said a floating dock would cost \$6-8k; Bill Huffman stated that a fixed dock would be better for our lake than a floating dock would be. The current dock would have to be demolished for safety's sake. There is enough expertise in the community to demolish the current dock and to build a new dock ourselves, and, if several members volunteer to help, the project should be manageable and not tremendously costly.
- g. INTERNET UPGRADE: Garry Fields talked about Comporium installing fiber optic cable in Line Runner Ridge; the first crew is installing primary conduit, a second crew will install conduit to houses, and a third crew will come to actually connect the fiber optic to each house. Comporium says the project should be complete in 2022, and internet speeds in the subdivision will increase hugely.
- h. FISH COMMITTEE/LAKE IMPROVEMENTS: Elmer Zebley made a few brief comments about the lake and fish; he had previously sent out an email to LRMC members with detailed information about the lake. Since the 2021 meeting, golden shiners were added to the lake as feeder fish and to eat small organisms. The lake is very clear, possibly due to the shiners and the silt trap near Willow Lane. A goodly school of grass carp have been spotted which is very good for keeping vegetation under control in the lake. It was reaffirmed that catfish are NOT catch and release, although people are asked to not overfish in numbers and to not take very small catfish.
- i. ENTRANCE GATE: Dan Ristau reported on the general status of the entrance gate. Dan said in the past year he had to replace the gearbox once and limit switches two times. The gearbox was damaged by the fire department in one of the brush fire events when they arrived without the gate code (it had previously been provided to them). They pushed the gate open and broke the gearbox. The camera was destroyed when someone pulled the wire out of the bottom of the camera. Dan replaced the camera with one of his, will get another camera if something happens with the current one. The actual opener motor was sent out to be rebuilt. A new motor costs \$800 and the rebuild, with shipping, was \$200. There is currently a spare motor and spare gear box on hand.

Dan expressed several concerns with the gate. When people go through the gate too fast, should the gate hesitate in opening (a normal action), the car likely would hit the gate. The wreck would be horrific due to the heavy construction of the gate. The people living in the trailer by the gate have small children, and Dan has seen toys all around the gate and opener motor; the gate is heavy enough to hurt or kill a child if it hits them.

Dan puts an orange cone by the gate when he takes the gate out of service due to weather, gate maintenance, or road maintenance. If you approach the gate and it's open with no cone,

assume that the gate is working and may close on you. Hit the gate remote to give yourself a new 15-second interval to get through the gate. Dan cleans the sensors when he performs maintenance on the gate, but the sensors still get dirty. Sensors should be checked first if the gate refuses to open. Dave Cronin suggested that we hold more classes on the gate (how it works, how to open it if it fails to cooperate). Nancy Loupe agreed to coordinate a few classes for anyone that wants to attend and will email out class information.

The fire department asked Dan if there was a special code to lock the gate open for them so that each truck/engine wouldn't have to enter a code. Dan is looking into that. No opposition to this idea was expressed at the meeting.

Questions were asked about the folks living in the trailers by the gate. None in attendance had definite information on them. The River Bend Lodge is to go up for auction June 17, 2022, and includes the property by the LRMC gate.

Dan got a rousing round of applause for his work with the gate and for his snow removal work in winter.

- j. **ROADS/TREES REPORT:** Bill Huffman said the road committee (Bill, Austin McCall, and Garry Fields) has created a schedule of maintenance listing what roads, what work, and when. He explained that roads can't be worked on in winter; the last grading is done in October or slightly earlier, then not again until spring. The spring grading was late to allow Comporium to complete as much of their digging as possible before LRMC work began. Consequently, LRMC work is just beginning. This past year three (3) old culverts were replaced with new ABS pipe (longer lasting than metal pipes). Our roads are being graded, are crowned and drain well. Culverts have been cleared. The committee just got a price quote to get the roadsides cut. Yard Scapes mows the dam and has provided a quote to cut trees, shrubs and small plants from the sides of the roads. As this has not been done in some time, the vegetation along the roads is intruding into the roads, hampering visibility and safe access. The vegetation won't be cut too short, about 6-12 inches tall. Additionally, there are several more culverts to replace this year.

It was asked if LRMC can take over maintenance of roads other than the six (6) named roads (Line Runner Ridge, Ridge, Park, Creek, Willow, and Spring). Dave Cronin stated that LRMC doesn't have enough resources to take on more roads. Garry said that was explored in the past; LRMC would have to be given a deeded 60-ft right-of way from every affected property owner; it would likely take a vote of all Line Runner Ridge property owners to add more roads. Road dues would certainly have to go up to cover maintenance on the new roads.

- k. **LEGAL:** David Cronin reported on a copyright issue involving fish photos on our website. In December 2021, LRMC was notified that we were guilty of copyright infringement with drawings of fish that were posted on the LRMC website. David immediately moved to have the pictures taken off the website. Scott Piper, who had posted the drawings on the website, stated that

none of the drawings had copyright notices with them. The original letter was on letterhead from an established law firm and asked for \$120k settlement to not file suit. David explained that we are a not-for-profit road maintenance organization and that no money had been made on the drawings. He got the attorney to agree to \$8K to settle the issue. LRMC then turned it over to our insurance company. The insurance representative has been unable to get in touch with the attorney to settle the issue. There has been several months with no contact.

New Business:

- a. VACANT BOARD POSITIONS: Terms were up for Vice-President, Secretary-Treasurer, and one Board position (held by Paul Kennedy).

Nominations were taken for the position of vice-president.

A MOTION WAS MADE AND SECONDED NOMINATING GARRY FIELDS FOR THE POSITION OF VICE-PRESIDENT OF LRMC. THE MOTION PASSED.

Garry was re-elected without opposition.

Nominations were taken for the position of Secretary-Treasurer.

A MOTION WAS MADE AND SECONDED NOMINATING NANCY LOUPE FOR THE POSITION OF SECRETARY-TREASURER OF LRMC. THE MOTION PASSED.

Nancy was re-elected without opposition.

A MOTION WAS MADE AND SECONDED NOMINATING SALLY RADOVICH FOR A BOARD POSITION. THE MOTION PASSED.

Sally was elected without opposition.

Prior to the vote on Sally's election, Paul Kennedy withdrew his name from re-election and made very gracious remarks about Sally and the job she would do on the Board. He also praised the current Board and the improvements they have sheperded for the community. Paul had served on the Board for 12 years, and the community thanked him for his service.

- b. LAKE ETIQUETTE: David Brown asked whether all LRMC members knew what the lake badges meant, that members of his family had been accosted by some other owners and treated as intruders. The Board said they would issue an email reminding all owners about the badges,

what they mean, and maybe suggest how to approach visitors to the lake. David Cronin said if non-LRMC members are at the lake and become belligerent, don't hesitate to call the Sheriff.

- c. DATE OF 2023 ANNUAL MEETING: A question was asked concerning whether the 2023 meeting will go back to the first Saturday in June. The 2022 meeting was held on the second Saturday of June. The expectation is that the 2023 meeting will be on the first Saturday in June.

There being no further business, the president called for a motion to adjourn.

A MOTION WAS MADE AND SECONDED THAT THE MEETING BE ADJOURNED. THE MOTION PASSED.

The meeting was adjourned at 12:15 PM.