

Line Runner Ridge Maintenance Corporation

Annual Association Meeting - Spring, 2024

Meeting Date: June 1, 2024

Where: Commons Area At The Lake (bring a chair)

Time: 10 am

Dues: 2024/2025 is \$600 per member due June 1, 2024 (10% late fee on outstanding balance after July 15, 2024)

Offices to be voted on this year: -VicePresident, Secretary-Treasurer and one board member (Sally Radovich).

It's almost time for this year's annual meeting. We hope everyone can come for the meeting and lunch buffet afterwards. Some accomplishments since last June:

1. **NEW DOCK for Line Runner!** Hope you all enjoy it! Thank you to Glenn and Cindy Black for leasing us access to use of the original dock during the construction phase.
2. Lake easements for all owners on the lake that have a dock have been signed and recorded at the registrar of deeds. This gives owners on the lake permission to build a dock into the lake (which is Line Runner Community property) and releases LRMC from any liability associated with those docks. In addition, as voted on in last year's annual meeting, the board instituted an application and restrictions for building/modifying a dock. This form can be found on the website: www.linerunnerridgecommunity.com. Applications will be reviewed and evaluated by the board.
3. No new liens were filed in 2024.
 - a. 0 liens in Line Runner
 - b. 1 lien in Joshua.

A spreadsheet with 2023 income and expenses and proposed 2024 budget will be sent with 2024/2025 invoices and posted on the website www.linerunnerridgecommunity.com before the meeting.

4. The Road Committee (Chaired by Garry Fields with members Dave Cronin and Austin McCall) continues to work to improve our roads. The roads were graded in April. Three new culverts were replaced last year and silt traps were cleaned. Two more culverts will be replaced this year. Several sluices were cut into the bank on Ridge Rd to help drain water from the road and prevent the water from cutting deep ditches next to the road.
5. The board has engaged Austin McCall with an annual retainer to be on call for emergency tree removal or any other scheduled small scale road, culvert, silt trap, tree... work approved by the board.
6. Fish copyright infringement has been settled by our insurance company. Our insurance will pay \$7500 to the artist of the fish pictures. Just as a matter of information, we purchased a license to use the fish picture on the badges used at the lake.
7. By NC law, Line Runner is bound to adhere to provisions of Chapter 47F or NCPA (North Carolina Planned Community Act). LRMC Declaration of Restrictive Covenants have been restated for LRMC to meet this law and recorded at the registrar of deeds. It can be found on the website: www.linerunnerridgecommunity.com.

Like last year, the pot luck lunch after the Community meeting will be held at the lake commons area. Everyone please bring a covered dish and your beverage of choice. We will set up tables to serve from and we will provide the paper plates and utensils. Please call Marlene Cronin at 828-384-1852 and coordinate with her what you are bringing. (So we don't have so many duplications 😊) Hope to see everyone there!

Members in good standing can nominate someone for an open position by e-mail or text (naloupe@gmail.com, 225-572-1351). If you cannot attend this years meeting, you can vote through proxy. Assign a member in good standing to be your proxy. Complete proxy form on www.linerunnerridgecommunity.com & send to naloupe@gmail.com before the meeting.

We welcome all new property owners to Line Runner, look forward to getting to know you!

Sincerely,
LRMC Officers and Board