

Line Runner Maintenance Corporation Annual Meeting

2024 Minutes

June 1, 2024 Common Area at Lake

Board members in attendance:

David Cronin, President
Garry Fields, Vice President
Nancy Loupe, Secretary-Treasurer
Sally Radovich, Board member
Lee Burton, Board member

Quorum is met.

Membership in attendance: 30 (representing 34 eligible votes).

Proxies in hand: 2.

Eligible votes present: 36 of 86 or 41.8%.

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

Ten (10) motions were made during the meeting.

1. A MOTION WAS MADE AND PASSED TO ACCEPT THE MINUTES FROM THE 2023 MEETING
2. A MOTION WAS MADE AND PASSED TO WAIVE DUES FOR TWO (2) PROPERTIES OWNED BY BILL HUFFMAN FOR THE NEXT 5 YEARS.
3. A MOTION WAS MADE AND PASSED TO FORM A COMMITTEE TO DEVELOP RECOMMENDATIONS FOR THE MAINTENANCE AND/OR REPLACEMENT OF THE GATE.
4. A MOTION WAS MADE AND PASSED TO PROVIDE THE VACATION RENTAL OWNERS WITH A PRINTABLE VERSION OF THE FISH RULES TO ATTACH TO THE LAKE BADGES AND KEYS.
5. A MOTION WAS MADE AND SECONDED TO REMOVE PHIL LIEBERMAN FROM THE LINE RUNNER RIDGE COMMUNITY HOMEOWNERS FACEBOOK GROUP. THE MOTION WAS TABLED.
6. A MOTION WAS MADE AND PASSED TO STOP RENTING SLOTS ON THE BOAT RACK AND REMOVE IT FROM LRMC PREMISES.
7. A MOTION WAS MADE AND PASSED NOMINATING GARRY FIELDS FOR THE POSITION OF VICE PRESIDENT OF LRMC.
8. A MOTION WAS MADE AND PASSED NOMINATING SALLY RADOVICH FOR THE POSITION OF SECRETARY-TREASURER OF LRMC.
9. A MOTION WAS MADE AND PASSED NOMINATING DE JOHNSON FOR A BOARD POSITION.
10. A MOTION WAS MADE AND PASSED THAT THE MEETING BE ADJOURNED.

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David Cronin welcomed everyone and thanked all for coming to the meeting. Mr. Cronin asked for a motion to accept the minutes from the 2023 meeting.

A MOTION WAS MADE AND PASSED TO ACCEPT THE MINUTES FROM THE 2023 MEETING.

Nancy Loupe gave the treasurer's report for 1/1/23-12/31/23.

- Ms. Loupe reviewed the spreadsheet of income and expenses for 2023 and the 2024 budget. That spreadsheet was distributed with the meeting notice and is currently posted on the community website.
- 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.
- Ms. Loupe reported the balances in the road account and in the savings for the dam.
- There are two (2) property owners in arrears in Line Runner and one (1) property owner in Joshua Summit.
- There one (1) active lien in Joshua.
- The review of the 2022 financials was performed in October and no irregularities were identified. Recommendations were as follows:
 - Change electric meter bill for the gate to an LRMC (currently in Ms. Loupe's name) – Completed.
 - Invest funds in the dam savings account conservatively (i.e. CDs) – Complete. Funds are in several laddered CDs.
 - Increase yearly budget by 3% to reflect inflation – Complete. No change in the annual assessment was required for 2025.
 - Provide electronic invoicing and payment options – Under review for feasibility and implementation.
- The review of 2023 financials is planned for June 10.

REPORTS ON BUSINESS/COMMITTEES FROM 2024

a) David Cronin reviewed the work that Bill Huffman has done to ensure that the community dam meets state requirements. Mr. Huffman continues to manage the community relationship with the North Carolina Department of Environmental Quality (NC DEQ) including responding to compliance letters and documenting potential downstream impacts.

b) In 2019, the members voted to waive the annual dues for both of Mr. Huffman's properties in gratitude for his work. The waiver is to be reviewed every 5 years.

A MOTION WAS MADE AND PASSED TO WAIVE DUES FOR TWO (2) PROPERTIES OWNED BY BILL HUFFMAN FOR THE NEXT 5 YEARS.

c) David Cronin reviewed the loss of a preferred vendor, Dan Ristau, for snow plowing/leaf blowing. In addition to his paid work, Mr. Ristau volunteered to maintain the gate at the entrance to LRMC at no cost to the community since initial installation. David thanked Mr. Ristau for his efforts.

- Gate management will be taken on by a committee of members led by Garry Fields. The additional volunteers are Derek Johnson, Bruce Martin, Lee Burton and David Cronin. Mr. Ristau will provide training and pass along the owner's manual. Potential replacement of the main controller was also discussed.

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A MOTION WAS MADE AND PASSED TO FORM A COMMITTEE TO DEVELOP RECOMMENDATIONS FOR THE MAINTENANCE AND/OR REPLACEMENT OF THE GATE.

The committee will include the gate maintenance committee with input from Justin Gonzalez and Mr. Ristau.

- Several owners mentioned snow removal as a significant concern because of the need for access in and out of the neighborhood. Mr. Fields researched vendors but has not yet located a suitable replacement. Mr. Ristau agreed to continue to plow for the neighborhood but will not tolerate abuse from owners.
- Mr. Fields is searching for a firm that will blow leaves before the final roadwork each year.

- d) Elmer Zebley gave the lake committee update. The lake appears to have a healthy number of salamanders and amphibians which are an indication of environmental health. No reports of diseases or parasites on fish have been received. No changes to the fish rules were recommended. It was requested that the vacation rental owners be asked to print and post the fish rules with the lake badge and keys.

A MOTION WAS MADE AND PASSED TO PROVIDE THE VACATION RENTAL OWNERS WITH A PRINTABLE VERSION OF THE FISH RULES TO ATTACH TO THE LAKE BADGES AND KEYS.

- e) David Cronin reviewed the reason that a new community dock was needed, highlighted the new community dock and thanked the owner that donated the Line Runner Ridge Community sign. He also stated that the new dock was built as economically as possible. Mr. Cronin was thanked for finishing the dock gazebo.
- f) Nancy Loupe explained why easements were needed for private docks on the lake and stated that easements for existing docks were signed and filed with Transylvania County in 2023. Ms. Loupe had copies of the signed and recorded dock easement documents available for owners in attendance who signed documents in 2023.
- g) Sally Radovich discussed the Restated Declaration of Covenants, Conditions, & Restrictions for Line Runner Ridge that was filed in November, 2023. The restated document includes requirements as stated in Chapter 47F (The Planned Community Act) of the North Carolina General Statutes. After discussion, it was decided that copies of the old and new Declaration will be provided for review.
- h) Garry Fields reviewed plans for the road maintenance over the Summer. LRMC hires vendors with experience maintaining gravel roads that understand the proper maintenance techniques. All vendors are required to have insurance to protect both the community and the owners. Mr. Fields reiterated that the vendors that LRMC uses indicate that the road grading should not occur when there is a risk of freeze or when the road is dry. The Road Committee (Mr. Fields, David Cronin and Austin McCall) will work to have the roads graded as early in the year as possible and several times throughout the Summer and Fall after a thoroughly soaking rain has occurred. Gravel will be brought in the Fall. The unauthorized maintenance performed by Phil Lieberman did not hold up

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because the road was dry at the time and his equipment is not heavy enough to cut through the washboards effectively.

The culvert at Willow is scheduled for replacement this Summer. Because there is a constant flow of water at this location, the replacement will be complicated and more expensive than most other culverts. If financially feasible, another culvert will also be replaced. Owners mentioned several locations that need attention.

Mr. McCall is on retainer to assist with emergency situations, such as collapsed culverts and downed trees, within 24 hours of notice and carries the required insurance to perform work in the neighborhood. All owners are allowed to volunteer to remove trees blocking the roads to clear access.

- i) Nancy Loupe gave an update on the pending situation involving our copyright violation regarding pictures of fish. The LRMC insurance carrier was able to settle the situation with the artist, and the matter is closed.

NEW BUSINESS

- a) Sally Radovich discussed that several potential covenant amendments have been proposed by owners and asked for volunteers for a committee to develop the amendments. Specific items are:
 - 1. Allow voting via email, electronic ballot or electronic voting system.
 - 2. Update definition of nuisance and temporary structures.
 - 3. Restrict or eliminate short term rentals.
 - 4. Establish minimum or maximum square footage for new construction.
 - 5. Limit property use to single family residential (i.e. no business or multi-family dwellings/timeshare).
 - 6. Add list of maintained roads.
 - 7. Require Board approval of construction/modification of structures on or adjoining the community lake.
 - 8. Document requirement for delivery and ratification of the annual budget.

A committee was formed to prepare proposals for Board review including Ms. Radovich, Lee Burton, Mark "Mac" Mitchell, Deirdre "De" Johnson and Loretta "Elle" Camp.

Nancy Loupe reviewed issues with the Line Runner Ridge Community Homeowners Facebook group. Many posts are not in compliance with the rules stated for the group – in short, be respectful and kind. One owner is repetitively not compliant. Additional moderators are needed to ensure that the rules are followed. Discussion of other potential solutions ensued with a request for volunteers to assist with development of a resolution and ongoing moderation. Michael Kreutz and Jonathan Galpin volunteered to assist Jessica Mansfield, the current administrator. Sally Radovich will ask Kaylyn Gruber to participate after the meeting and notify Ms. Mansfield if she is willing to assist.

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A MOTION WAS MADE AND SECONDED TO REMOVE PHIL LIEBERMAN FROM THE LINE RUNNER RIDGE COMMUNITY HOMEOWNERS FACEBOOK GROUP. THE MOTION WAS TABLED.

- b) As mentioned in the Treasurer's Report, Sally Radovich will research options for acceptance of online payments without incurring the associated fees as an expense for the community. If a solution can be found, the owner utilizing the online payment option will have to increase their payment by the amount of any fees charged. Several options were mentioned – Paypal, Zelle, Venmo and Quickbooks.
- c) Nancy Loupe reviewed issues surrounding the boat rack slots that are rented to owners. The LRMC insurance agent provided information about the liability of having the boat racks without contracts that indemnify LRMC and a means to enforce that the boats are locked when not in use. Should unauthorized use occur and result in damage to the boat or injury/death to an individual, LRMC could have a financial liability. While a contract may provide indemnification, a judge may not uphold the clause.

A MOTION WAS MADE AND PASSED TO STOP RENTING SLOTS ON THE BOAT RACK AND REMOVE IT FROM LRMC PREMISES.

- d) VACANT BOARD POSITIONS: Terms were up for Vice-President, Secretary-Treasurer, and one Board position (held by Sally Radovich).

Nominations were taken for the position of vice-president. Mr. Fields was re-elected without opposition.

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

Nominations were taken for the position of Secretary-Treasurer. Nancy Loupe declined her nomination. Sally Radovich was elected without opposition.

A MOTION WAS MADE AND PASSED NOMINATING SALLY RADOVICH FOR THE POSITION OF SECRETARY-TREASURER OF LRMC.

Nominations were taken for the Board position. Deirdre Johnson was elected without opposition.

A MOTION WAS MADE AND PASSED NOMINATING DE JOHNSON FOR A BOARD POSITION.

- e) Austin McCall brought up an issue with a neighbor allowing target practice in an unsafe manner. Mr. McCall asked if there was any action that LRMC could take since not all of the offenses occur when the owner is in residence (either renters or guests). He was advised to refer future issues to the Sheriff for resolution. Restriction of target practice will be added to the list of potential updates under consideration by the Covenant Amendment Committee.

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

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

The meeting was adjourned at 12:23 PM.