

Line Runner Ridge Maintenance Corporation

Annual Association Meeting - 2025

Meeting Date: June 14, 2025

Where: Common Area at the Lake (bring your own chair)

Time: 10 am

Dues: 2025/2026 is \$600 per member due June 1, 2025 (10% late fee on outstanding balance after July 15, 2025)

Board Position Elections this year: President and one board member (Lee Burton)

Spring has sprung and the annual meeting planning is gearing up. Some accomplishments since last June:

1. The Road Committee (chaired by Garry Fields with members Dave Cronin, Austin McCall and Elmer Zebley) is working to improve our roads. In 2024, grading was completed in April, July and November. Following the November grading, 210 tons of gravel was spread. Then the roads were rolled to help lock the stone in place. Additional gravel was delivered in December to address bare spots. A survey of all the culverts, indicating size, age and type, was completed in 2024 to facilitate replacement prioritization. A large culvert on Line Runner Ridge Rd was replaced last year and silt traps, ditches and culvert ends were cleaned. In areas where the ditches were too deep, riprap was added to fill the gap. Extensive cleanup was done after Hurricane Helene to address trees that were down or leaning over the road. The first 2025 road grading/rolling was completed in April along with replacement of two culverts – one on Line Runner Ridge Rd and another on Ridge Rd.

The Committee will continue to work with our contractors to enhance the roads and culverts in the community.

2. No new liens were filed in 2024.
 - a. 0 liens in Line Runner
 - b. 1 lien in Joshua.

The 2024 Financials and proposed 2025 budget are attached invoices and will be posted on the community website (www.linerunnerridge.com) before the meeting.

3. In September 2024, every owner in the community and LRMC were served with a complaint related to a right of way dispute. LRMC hired counsel to represent the community. The next court date is currently August 25th.
4. Due to equipment age and parts availability, the gate operator at the main entrance required replacement. The equipment was ordered in 2024 and installed in January 2025.
5. The Restrictive Covenants Amendment Committee, created at the 2024 Annual Owners Meeting, is investigating several additions to our Restrictive Covenants to minimize change in our community. To pass an amendment, 67% of all owners, or 59 of the 87 owners, must approve the amendment.
 - Amendment 1, allowing LRMC to offer electronic ballots for any matters that need to be voted on by our community, passed with 61 votes for (70.1%), 2 votes against (2.3%). With this approval, LRMC may use electronic ballots for the owners who opt in to electronic voting. An Amended Declaration was filed with Transylvania County and is posted on the LRMC website (www.linerunnerridge.com).
6. 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 was restated in 2023 to include these requirements and recorded at the registrar of deeds. It can be found on the community website (www.linerunnerridge.com).

The annual potluck lunch will be held after the Annual Meeting at the lake common area. Bring a covered dish and your beverage of choice. Tables will be set up for serving and paper plates/utensils will be provided. Please help coordinate the menu (i.e. avoid duplicates) by calling **Marlene Cronin** at **828-384-1852**. Hope to see everyone there!

Members in good standing can nominate someone for an open Board position by e-mail or text (LRMCTreasurer@gmail.com or **407-701-8020**). If you cannot attend the meeting, you can assign a member in good standing to be your proxy by completing the form on the documents tab of www.linerunnerridge.com and sending it to LRMCTreasurer@gmail.com before the meeting.

If you are new to the Line Runner Ridge Community – WELCOME! We look forward to getting to know you!

*Sincerely,
LRMC Officers and Board*

Annual Meeting

June 14, 2025

Agenda

Opening and Welcome to 2025 Annual LRMC Meeting

1. Accept Minutes from 2024
2. Treasurer's Report
 - Income and Expense Spreadsheet – Posted on the website
 - Budget for 2025 – Posted on the website
 - 2026 Annual Assessment

Reports on Business/Committees from 2024/2025

1. Dam Update – **Bill Huffman**
2. Lake Committee – **Elmer Zebley**
3. Road Committee – **Garry Fields/Elmer Zebley**
4. LRMC Facebook Moderation Committee – **Jessica Mansfield**
5. Restricted Covenants Amendment Committee – **Nancy Loupe**

New Business

1. Spotted Rock et al Complaint – **Sally Radovich**
2. On-Line payments of road maintenance – **De Johnson**
3. Professional Community Management – **Sally Radovich**
4. ByLaw Amendment on Votes – **Sally Radovich**
5. Vacant Board Positions for election
 - President
 - Board Member – Lee Burton