

Line Runner Ridge Maintenance Corporation

Annual Association Meeting - Spring, 2023

Meeting Date: June 3, 2023

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

Time: 10 am

Dues: 2023/2024 year is \$600 per member (late fee - 10% on total outstanding balance after 45 days)

Offices to be voted on this year: President and one board member (Bill Huffman).

It's Spring in Line Runner and almost time for the annual meeting. We hope everyone can come for the meeting and lunch buffet afterwards. Some of the highlights since the last meeting are:

1. **INTERNET UPGRADE!!!!** In 2022/2023, Comporium installed fiber optic in most of the community. If your house is before Ridge Rd, you may have to wait for round two to have a drop to your house. But the trunk lines have been put in. The speed and service is greatly improved for those that have gotten it.
2. One lien was refiled in March, 2023.
 - a. 0 liens in Line Runner
 - b. 1 lien in Joshua.

A spreadsheet with 2022 income and expenses will be posted on the website www.linerunnerridgecommunity.com before the meeting.

3. We had a serious situation at the lake recently! At the spillway, someone moved a dozen rocks to create an artificial dam and had caused the water level to be held +1.0' higher than normal and not drain properly. Not only could that cause us to be fined by NC DENR, but with an extremely high rain event we could overtop the dam and cause a breach or downstream flooding which would result in hefty fines, lawsuits or an injunction from the State to close down the lake. Please spread the word to everyone to leave the spillway alone-DO NOT tamper with or alter the rocks in any way! A sign will be posted with warnings of possible arrest or prosecution for tampering with the spillway rocks.
4. The Road Committee (Chaired by Bill Huffman with members Garry Fields and Austin McCall) continues to work to improve our roads. The vegetation and trees on the banks right next to the road have been trimmed and it looks great! Grading started on the roads on May 1 and culverts and silt traps will be cleaned as well.
5. We have improved the common area at the lake and the road leading to the dry hydrant so that it is more accessible for firetrucks. In order to do that, 2 of the 3 boat racks were removed as was discussed at last years meeting. Gravel has been added to widen the road and create a turnaround big enough for firetrucks. There are still two open slots on the remaining boat rack. If you are interested in one of the available slots on the boat rack, the cost is \$300/year and you can contact anyone on the board.
6. We are currently leasing Cindy and Glenn Black's property that is adjacent to the Line Runner Community Dock. The board has designed and contracted a local man to build a new community dock on Line Runner property. An area for the new dock has been cleared and graded. Construction should begin shortly. It should be a nice addition to the community and last for a number of years to come.

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 year's 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