

# Line Runner Ridge Maintenance Corporation

## Annual Association Meeting - 2026

**Meeting Date/Time:** June 6, 2026, 10:00 AM

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

**Dues:** 2026/2027 is \$650 per member due June 1, 2026 (10% late fee on outstanding balance after July 1, 2026)

---

Another year has passed by **so quickly** and the spring flowers are blooming again (despite the dry weather!). Mark your calendars now for the annual meeting of LRMC owners – June 6 at 10:00 am. We hope to see you all on June 6 at the lake for the meeting and the annual potluck lunch that follows. Here are some highlights from 2025.

1. Road maintenance continues to be the community's primary focus.
  - a. The roads were graded and rolled three times, in April, August and October. As a reminder, the roads need to be wet to a depth of about six inches to grade effectively.
  - b. Leaves were blown out of the swales in the fall to prevent them from blocking the culverts or from interfering with the grading of the road.
  - c. Three blocked and/or failing culverts were replaced.
  - d. In July, a contractor was hired to grind down rocks that were protruding in the road, which has helped the grading considerably in those areas.

Because of the potential substrate disturbance after the rock grinding, funds were held to address potential freeze/thaw issues that might arise during the winter. Thankfully, even though there was a prolonged period of freeze/thaw cycles, no significant issues developed in the rock grinding areas. The funds held back will be used for gravel applications in 2026.
  - e. No new liens were filed in 2025. There are no liens in Line Runner Ridge and one lien in Joshua Summit.
2. The 2024 Financials and proposed 2025 budget are attached and will be posted on the community website ([www.linerunnerridge.com](http://www.linerunnerridge.com)) before the meeting.
3. The controller for the main gate was replaced in January due to the age of the old controller and difficulty obtaining parts.
4. As discussed in 2024, there was a complaint filed in a right of way dispute; the litigation named LRMC and all owners in the community as defendants. In August of 2025, Judge Archie ruled in favor of the defendants (LRMC and all owners). While LRMC was notified of Judge Archie's ruling in August 2025, the final ruling was not filed in the county recorded until April 2026.
5. Website ownership was transferred to [LRMCTreasurer@gmail.com](mailto:LRMCTreasurer@gmail.com) address and payments are made directly by LRMC now. Maintenance of the website has been transferred to Gary Stahl.

As noted on the agenda on the back of this letter, there are three Board positions to be voted on at the meeting. Any member in good standing can nominate someone for an open position by e-mail to [LRMCTreasurer@gmail.com](mailto:LRMCTreasurer@gmail.com); please ensure that person is willing to serve if elected.

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](http://www.linerunnerridge.com) and sending it to [LRMCTreasurer@gmail.com](mailto:LRMCTreasurer@gmail.com) before the meeting.

For the annual potluck, please plan to bring a covered dish and your beverage of choice. Paper plates/utensils will be provided. Tables will be set up for serving and. **Marlene Cronin** ([marlenecronin1@gmail.com](mailto:marlenecronin1@gmail.com) or **828-384-1852**) and **Charlene Branan** ([charlenebranan@yahoo.com](mailto:charlenebranan@yahoo.com) or **912-657-4292**) have agreed to coordinate the even. Please let them know what you plan to bring so they can coordinate the menu (avoiding duplicate dishes).

We look forward to seeing everyone and meeting the new owners in the community!

*Sincerely,*  
*LRMC Officers and Board*

# Annual Meeting

## June 6, 2026, 10:00 AM

### Agenda

#### Opening and Welcome to 2026 Annual LRMC Meeting

1. Accept Minutes from 2025
2. Treasurer's Report
  - 2025 Income and Expenses and 2026 Budget – Posted on the website
  - 2027 Annual Assessment

#### Reports on Business/Committees from 2025/2026

1. Dam Update – **Bill Huffman**
2. Lake Committee – **Elmer Zebley**
3. Road Committee – **Garry Fields/Elmer Zebley**
4. LRMC Right of Way – **David Cronin**
5. LRMC Facebook Moderation Committee – **TBD**
6. Restricted Covenants Amendment Committee – **TBD**

#### New Business

1. Spotted Rock et al Complaint – **Sally Radovich**
2. FedEx Deliveries – **Garry Fields**
3. Burn Ban Status – **Kathleen Briola**
4. Board Positions for election
  - **Vice President** – currently held by Garry Fields
    - Nominee – Garry Fields
    - Other nominees from the floor
  - **Secretary/Treasurer** – currently held by Sally Radovich
    - Nominee – Sally Radovich
    - Other nominees from the floor
  - **Board Member** – currently held by Kathleen Briola
    - Nominee – Kathleen Briola
    - Other nominees from the floor