

Minutes of the Annual Meeting
Line Runner Maintenance Corporation
June 11, 2011

The annual meeting of the Line Runner Ridge Maintenance Corporation was held at the common area by the lake on Saturday, June 11, 2011. There were 30 members in attendance.

The meeting was called to order at 10:15 a.m. Richard Britt, the president began the meeting by telling the members that there were some serious issues to discuss at this meeting. He proceeded to give an update on the current and critical dam situation. Our dam has now been proclaimed a "High Hazard Dam" by the state and we have recently received a letter from the North Carolina Department of Environment and Natural Resources dated May 13, 2011 advising that we had until July 15, 2011 to submit plans and specifications for repair, or the association could face fines of up to \$500.00 per day for violation.

At this time, Richard informed the members that he had invited John Garner, the Engineer that has been working on the dam analysis for the past year to be at the meeting to answer any questions that anyone might have.

At this time association member Cindy Black informed the group that she had also received a letter from the state as she and another member own the property on which the dam sits and are liable for any dam failure. She told us that she had sought legal advice from an attorney in Brevard and it was recommended that both she and the other member Quit Claim Deed that part of their property to the Line Runner Ridge Maintenance Corporation. The reason for this is that once it was deeded over to us, we, not them alone would assume the liability for any damage done if the dam should breach.

Richard ask if John Garner could prepare the necessary paperwork to submit to the state for their review prior to the deadline in order to hopefully negate the threat of any heavy fines. John said that he could do this prior to the deadline. It will require him preparing an Emergency Action Plan and a proposed repair plan and schedule.

The lake level must be lowered considerably very soon for two reasons. First, it must be done to avoid the pending fines. Secondly, it will have to be done to facilitate any repair process we do now or in the future. Richard has already contacted the Dam Safety office in Raleigh about how long before the lake must be lowered. They gave us until August 11, 2011 (2 months). During this period, we would not be required to pay any permit fees or begin any repairs. However, we would have to show our intent and plans to restore the dam to meet the standards for a high hazard dam. The immediate positives of this grace period are that it will allow us the use of a full lake for most of this summer and allow us some time to raise funds for repair.

There were some members in attendance who stated that they could care less if our community lost the lake, as they never used it anyway. There were others who consider the lake one of the greatest assets of our community. The fact that we are a lake community, is paramount in many cases when someone decides to buy here. Even the beautiful community next door to us, Indian Camp, does not have its own lake.

A motion was made that we immediately implement a **special assessment** for the dam fund. The amount that was voted on and approved was **\$250.00 per household**. It was understood that there could also be other special assessments in the future but that these funds could get us started on the repairs, once the lake is lowered. This motion was seconded and voted on and approved by a majority.

The Roads

Richard started off this discussion with stating something that all of us know, the first part of the road, the part we had paved less than two years has not held up well at all. Even though we have patched it once, there are potholes that are growing larger and larger. Richard said he had tried to call the company that did the work and they never answered the phone nor returned his calls. It was suggested that we follow up with possibly a registered letter to this company to see if we can get any recourse.

It was also suggested that we contact the company that does the same type of road in Indian Camp to see what might be done to either repair this one or to replace it. A motion was made and seconded for this to be done.

David Cronin has begun gathering some costs and proposals from various contractors on grading and gravel. A motion was made that we investigate the feasibility of a yearly contract for this work that could possibly include snow removal. This motion was seconded and will be pursued.

A motion was also made for our Road Maintenance dues to be increased another \$100.00, starting this year with the expectation that there would probably be another increase next year. The increase in prices have drained our budget early in the year and left us with no money for any emergencies

This will require that those who have already paid the \$250.00 will owe another \$100.00 for 2011 and those who have not need to submit \$350.00. This motion was seconded and approved by all but two members present. If you are paying both the Road Maintenance dues and the Dam Assessment simultaneously, please submit a separate check for each. If you have a hardship in meeting these obligations, please contact either Betty Britt or Bobby Morris for payment arrangements.

Our new officers that were elected are as follows:

President	David Cronin
Vice President	Jonathan Galpin
Secretary/Treasurer	Bobby Morris
Board Member	Susan Bush
Board Member	Bill Huffman
Bookkeeper	Betty Britt

The meeting was adjourned at 1:30 p.m.

Please begin checking www.linerunnerridge.com web site.