

## Minutes to the Annual Meeting

6/30/2012, 9: 00 am

The meeting opened with an explanation of why work had not been started to fix the dam, that explanation included figures and facts all related to 1/3 of the membership not paying their assessment. Thus we didn't have enough money to start the repairs. All known avenues to raise the remaining cash were discussed, such as loans, assessments, donations. By the end of the discussion it was decided, voted on, and approved that the money would come from repaying the dam account the \$9,000 that was borrowed from it in years past, taking it out of the money gathered in the road account. This gives us enough money to start the first stage of the repairs although not enough to complete the first stage repairs. To that end it was also voted that there will be a \$200 assessment for this year to raise the remainder needed to complete stage one. **This assessment of \$200 is due within 30 days of you receiving this letter.**

It was also decided that anyone that wanted to could and was encouraged to give donations. This donation could be specifically earmarked for use on the dam, the road, or a general purpose to fill any need the Board felt appropriate. The point of the donations was brought up to raise money for the dam initially, but after taking \$9000 from the road fund it was agreed that it would be beneficial to help build that account back up to a level that was not so weakened, if there is not enough donations collected to take care of the roads it was voted that the Board could make a special assessment later in the year to compensate for any shortage.

From there the floor was given to Bill Huffman who gave a thorough description of the dam status, where we stood with the state deadline, the bid amounts for the repairs and what we were short for finishing stage one of the repairs. There were points and questions raised in regards to the risks, the possibility of people "buying out" of their liability and other courses of action that could be explored. It was agreed upon that the time for all that was well past, the state has the plan and we now have the money, simply awaiting final approval to begin. At the close of Bill's statements and the discussion, Bill was thanked and applauded for his hard work and dedication to the task.

Next came the topic of the roads, as I already explained the road fund was hit pretty hard, losing almost half of its total. The whole first section issue was rehashed... again, There was talk of the costs to turn the busted up pavement back to gravel and/or fix the worst areas by repaving those sections but it was decided that the least expensive and easiest fix at this time was to continue with the process of keeping a pile of gravel

at the first corner above the pavement to be used to fill the potholes as needed. Perhaps in the future we will be able to afford to have it fixed properly.

The next topic was mainly to inform the membership of new procedures in how dues and assessments will be handled.

There is a serious problem of people taking 2, 3, 4, 6, or 10 months to pay, leaving everyone on the board and membership hanging in limbo for great lengths of time waiting for enough money to do the tasks at hand. This needs to change, to help facilitate these changes we are implementing a basic late fee plan similar to what a utility company or credit card does.

The dues and assessments are due 30 days from notification, 45 days they are considered late and will incur a 2% late charge, 60 days... a 5% late charge, 90 days... a 10% late charge and a Lien will be placed on the property, those late charges and the cost of placing Liens and removing them will accrue and be added to the balance owed until paid in full or a hardship agreement and repayment plan is signed and approved.

These changes will be adopted with the assessment of \$200 now before us and from then forward. Liens are already in process on those who are already so far behind its ridiculous and unfair to the rest of the membership who pay their fair share.

This change met with no opposition which says it is a long overdue change.

Finally the last subject was the open positions on the Board, there was a Board Member position open that was filled by Gary Fields whom we welcome with his past experience as board President. The Secretary position was available and filled by Paul Kennedy whom we welcome with his ability and resources well suited to the very demanding responsibilities of Secretary.

There you have it, though, a little late, but 2 months sooner than last year

I will close this letter with a short...ish note of things not meeting related.

First I want to say thank you to all who attended the meeting, it was the most civil, intelligent, calm and productive meeting I have been to. It was great to see new faces,

and I really hope more of you will come next year. (ok so that was meeting related)

Second I want to point out that I didn't go into great detail on the dam and I know that is the information you want most of all. There are two reasons for this, one is that the letter from the state outlining the problems with the dam and the plan to fix it are available for your review on the Line Runner Ridge website, and the latter is 47 pages long and I'm sure you can see the difficulty in getting that much information to 85 people. All I can say is that if you need to have that information you need to put in a little effort and get it yourself, we have made it available for you and that's the best we can do at this time.

The other reason is during the time it took for me to get this letter out, circumstances with the dam have changed. There has already been a letter sent out explaining the details of that, which you should get before this letter.

In closing, I want to encourage you all to please make an effort to use the Website [www.linerunnerridge.com](http://www.linerunnerridge.com) for your information purposes. The facts there are real... not rumors. That is where the financial information is also available. Mass mailings to the membership are posted there, bids and letters are posted there, Links for emailing the board are there. In doing so, we can reduce the cost of communicating with the membership and get you information so much quicker. Also if you have an email address, please get it to us, if you don't have one please get one, again it will speed up and reduce the cost of getting you the information you require.

If you don't have and don't want an email address please feel free to contact any of the officers of the board to get accurate information not the guy or gal down the street.

Thank you all for your time.

Sincerely, David Cronin, President, LRMC