

Line Runner Maintenance Corporation Annual Meeting 2014 Minutes  
6/6/2015 Red Lion Inn

Board members in attendance:

David Cronin, President

Jonathan Galpin, Vice President

Paul Kennedy, Secretary/Treasurer

Garry Field, Board member

Bill Huffman, Board member

Nancy Loupe, Board member

Membership in attendance: \_\_\_\_\_. Quorum is met.

Meeting called to order at 10:10 AM by President David Cronin.

David Cronan and Nancy Loupe recognized Kathie Briola, Beverly and Ed Kelly, and Carol and Bill Elferdink for the artwork at the mail boxes on Hwy 178, Garry Field for donating the laurel used.

7 Motions were made and passed during the meeting.

1. A MOTION WAS MADE BY JONATHAN GALPIN, SECONDED BY CARRIE FOREMAN, TO VOTE REGARDING PATCHING AND PAVING THE FIRST 300 FT OF LINE RUNNER RIDGE ROAD OR RETURNING THE ROAD TO GRAVEL. THE VOTE WAS TO RETURN TO GRAVEL.
2. A MOTION WAS MADE BY BILL HUFFMAN, SECONDED BY JONATHAN GALPIN, TO TABLE THE VOTE ON PAVING THE MAIN ROAD ALL THE WAY TO SHAMROCK LANE. MEMBERSHIP PASSED THE MOTION.
3. A MOTION WAS MADE BY GARRY FIELD, SECONDED BY JONATHAN GALPIN, TO REPLACE THE LOCK AT THE LAKE AND TO FURNISH NEW KEYS TO ALL MEMBERS CURRENTLY HOLDING KEYS. MEMBERSHIP PASSED THE MOTION.
4. A MOTION WAS MADE BY JONATHAN GALPIN, SECONDED BY BILL ELFERDINK, THAT IF A LRMC MEMBER IS NOT INVOICED ANNUALLY THROUGH NO FAULT OF THE MEMBER, SAID MEMBER WILL STILL BE RESPONSIBLE FOR PAYING THE FULL AMOUNT DUE. A PAYMENT PLAN WILL BE OFFERED AS APPROPRIATE. THE MOTION WAS PASSED BY THE MEMBERSHIP.
5. A MOTION WAS MADE BY JONATHAN GALPIN, SECONDED BY NANCY LOUPE, TO CHANGE THE PLAQUE ON THE CURRENT MEMORIAL TO RUTH VALENTINE TO INCLUDE BOTH RUTH AND GLEN DUE TO THEIR SERVICE TO THE LRMC. THE MOTION WAS PASSED BY THE MEMBERSHIP.

6. A MOTION WAS MADE BY GWEN RISTAU, SECONDED BY JONATHAN GALPIN, TO TABLE ACTION REGARDING PLACING A GATE ON LINE RUNNER RIDGE ROAD AT HWY 178. THE MOTION WAS PASSED BY THE MEMBERSHIP.
7. A MOTION WAS MADE BY JONATHAN GALPIN, SECONDED BY BILL HUFFMAN, FOR THE BOARD TO INVESTIGATE WHAT CAN BE DONE ABOUT TRAILERS ON LINE RUNNER RIDGE IN VIOLATION OF THE LRMC BYLAWS. THE MOTION WAS PASSED BY THE MEMBERSHIP.

Road:

David started a discussion of road maintenance costs for the past year versus those in prior years. We spent about \$6000 on the first 0.6 miles instead of the approximately \$18,000 typically spent. The foundation is being improved and the overall condition of the road is better than in the past. Money was spent to improve Spring Road, Creek Road, and Willow Lane in 2014, roads specifically mentioned in the bylaws but not maintained in the past. David stated that bad driving on the road can undo the good done with road work.

There was an extensive discussion of repaving the first 300 ft of Line Runner Ridge Road and of paving all the way to Shamrock Lane. It is thought that, if the paving is done properly, maintenance costs for that part of the road would decrease hugely, leaving funds for maintenance of other roads in the development. Proper installation would involve engineering oversight and testing and would be done by the same engineer named last year (see 2014 meeting minutes). Engineering supervision of the paving would cost approximately \$7,000 (first 300 ft); testing and actual paving would be in addition to that. The cost, even for the first 300 ft, would be substantial, necessitating a special assessment of the LRMC membership. Bill Huffman stated that LRMC does not qualify for state funds to help pay for paving as our roads are too narrow; our right of way doesn't meet state standards. Blasting the mountain to increase the ROW would cost >\$100,000. Several members were concerned that paving the road makes it look more like a public road and would likely result in more non-resident traffic. Members living near the lake stated that there is currently a lot of activity at the lake after dark, non-residents partying at the lake and on the dock.

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It was mentioned that the road beyond the gate at the lake was in terrible shape, that no work has been done on it. David stated that the lake road would be one to get priority this year if costs on the first part of the road stayed low (as in 2014-15).

Joshua Summit Agreement:

David gave a report on the status of the agreement with the property owners of Joshua summit. An agreement is in place and is posted on the Line Runner website.

Dr. Fogle:

Dr. Fogle has asked to be excluded from any liability for the lake. The attorneys are working on that issue; nothing has been resolved to date.

Lake:

Garry Field designed and built 2 boat racks, and Paul and Garry installed them at the lake. It was decided that racks were needed to prevent unauthorized use of boats there which might result in an unsound boat sinking. Boats need to be put on the boat rack and locked. Boat owners will be given some time to get the boats locked on the racks, then the association will remove boats not properly locked. Boats will not be destroyed or sold immediately but will be stored at a location not near the lake for owners to reclaim them. Use of the rack will be first come first served.

Mowing of grass in the common area was discussed. David said the landscaping company will begin mowing grass in the common area.

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Unauthorized use of the dock and lake was discussed. A new lock will be put on the gate to the lake, and property owners currently holding keys will have their keys replaced by the association.

Scott Piper gave a report on the stocking of the lake with bluegills, bass, catfish, and minnows; rainbow trout were added. Crawfish were added as food for the fish. The bass are reproducing and growing, but catch and release should still be practiced as the lake fish population is still not stable. There were weed blooms in the lake. An expert was called in and recommended against chemical treatment. Paul researched grass carp and found some that will not reproduce (triploid carp) or eat fish or eggs. Those have been introduced, can get quite large. They should not be removed by fishing, even when large.

Liens and Dues:

Nancy Loupe gave an update on the filing of liens for Joshua Summit and Line Runner property owners in arrears and not on an active payment plan. Liens were filed on one Joshua Summit owner and 2 Line Runner owners. Others are behind; Nancy is trying to contact them to get payment plans set up.

LRMC got the 2015 tax list and property maps from the Transylvania tax office. Nancy will go through all the records and reconcile that information with LRMC information. When someone hasn't been listed by LRMC as a property owner for several years, they are still responsible for dues, even if not invoiced. They will be allowed to get on a payment plan.

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Nancy also talked about updating the LRMC contact list for all property owners, to facilitate communications between LRMC and said owners. A request for updated e-mail addresses and phone numbers will be sent with the next invoice mailing.

#### Financials:

David reported that the accountant hired previously didn't do a good job and was fired. We have hired a new accounting firm at an increased cost relative to the prior accountant. LRMC will do a trial period where we pay hourly to see actual cost for the service, believe we can lower the quoted cost as will need less time from the accountants than they stated.

#### Dam:

Bill Huffman stated that the dam is in good shape. It is monitored by the state; we haven't had our 2015 inspection yet. The state will check that the grass is mowed, the water level is not too high, and there are no perceptible leaks. The state wants the emergency spill plan updated, and Bill volunteered to do that update. Currently, the water level is monitored by Don Briola and water released as needed after rains. Most of the water in the lake is from rain, with spring flow insufficient to keep the lake full.

The height of the spillway regulates the level in the lake (so it doesn't have to be manually adjusted). A workday is needed to clear the spillway of rocks and weeds. It would be okay to have the landscapers to it if the price is reasonable. Otherwise, we will do it in 6/28-7/15/15 window with volunteers from Line Runner property owners.

#### Barking dogs:

There were several complaints about nuisance barking dogs on Fox Crossing. The dogs are also coming off the owner's property pursuing people walking near the lake. Scott Piper volunteered to check into it and talk with the owner.

#### Glen Valentine recognition:

Bill Huffman stated that he would like to have a memorial to Glen Valentine in view of all the work he did for the association and for individuals on the mountain. Several ideas were mentioned; the membership agreed to replace the plaque on Ruth Valentine's memorial with a plaque that recognizes Ruth and Glen.

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There was a discussion regarding renaming the lake to Valentine Lake or Glen Lake. That idea was tabled for a year.

#### Gate:

There was some discussion of placing a gate at the entrance of the subdivision, just off Hwy 178. The idea is that a gate there would decrease non-resident traffic in the development. Nancy Loupe stated that a plain gate from GTO would cost about \$6,000, not installed, for all the hardware needed. It might be possible to make the gate operate on solar power.

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#### Trailers:

David stated that our by-laws allow trailers as a residence only for 1 year while the home is being built. David said the association has no teeth with this, would need to get an attorney involved to enforce the by-laws. If we don't try to enforce it, a property owner could create a trailer or RV park on his property and neighbors would have no recourse.

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#### Snowplowing:

Jonathan and David reported that George Valentine will no longer do any snowplowing . Last year, Linwood Hires did some voluntarily and has agreed to do it as needed for LRMC. His tractor is small, maybe too small to handle a heavy snowfall. The Board will address this issue and will ensure that someone is engaged to plow the roads.

#### Joyce Young:

David introduced Joyce Young and thanked her for letting the association have the annual meeting there. Membership thanked Joyce Young with applause. Joyce stated that she was happy to allow us to meet there and that the inn is open on Friday and Saturday nights for dinner. She will also gladly work with folks for special events held at other times.

#### Officers and Board:

The term of the president, vice-president, and one board member expired as of this meeting. The floor was opened for nominations for president. David Cronan was the only nominee and agreed to repeat in the position. The floor was opened for nominations for vice-president, and Scott Piper was elected for that position. The floor was opened for nominations for board member to replace Bill Huffman. Bill was the only nominee and agreed to repeat in the position.

Signs:

There was a discussion regarding realty signs that are in violation of our by-laws. It was agreed that the board will contact offending realtors and tell them they must remove the signs.

The meeting adjourned at 12:57 pm.