

Line Runner Maintenance Corporation Annual Meeting 2016 Minutes
6/4/2016 Red Lion Inn

Board members in attendance:

David Cronin, President

Scott Piper, Vice President

Paul Kennedy, Secretary/Treasurer

Garry Field, Board member

Bill Huffman, Board member

Nancy Loupe, Board member

Membership in attendance: __34__. Quorum is met.

Meeting called to order at 10:12 AM by President David Cronin.

5 Motions were made and passed during the meeting.

1. A MOTION WAS MADE BY BENNETT GREENBERG, SECONDED BY BEV PARLIER, TO PLACE A GATE AT THE ENTRANCE OF THE SUBDIVISION, NEAR HWY 178, AND TO REMOVE THE GATE AT THE LAKE AFTER THE ENTRANCE GATE WAS INSTALLED. THE GATE PROJECT WOULD BE CAPPED AT \$10,000. THE GATE WOULD BE PAID FOR BY SPECIAL ASSESSMENT OF THE LPMC MEMBERS ONLY (NOT JOSHUA). THE MOTION CARRIED.
2. A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY BENNETT GREENBERG, TO CREATE A COMMITTEE TO INVESTIGATE PAVING OPTIONS AND FINANCING FOR SAME FOR THE FIRST 0.7-0.8 MILES (FROM HWY 178 TO SHAMROCK LANE). THE COMMITTEE WOULD PRESENT ITS FINDINGS AT THE NEXT LPMC MEETING IN JUNE 2017. THE MOTION CARRIED.
3. A MOTION WAS MADE BY SCOTT PIPER, SECONDED BY GARRY FIELD, TO ALLOW CONTINUED CATCH AND RELEASE FOR ALL FISH IN THE LPMC LAKE EXCEPT CATFISH. CATFISH MAY BE CAUGHT AND KEPT. MEMBERSHIP PASSED THE MOTION.
4. A MOTION WAS MADE BY PAUL KENNEDY, SECONDED BY NANCY LOUPE, TO REPLACE THE CURRENT MEMORIAL PLAQUE TO RUTH VALENTINE WITH A PLAQUE TO BOTH GLEN AND RUTH. THE MOTION WAS PASSED BY THE MEMBERSHIP.
5. A MOTION WAS MADE BY GWEN RISTAU, SECONDED BY EVERYONE, THAT NANCY LOUPE, GARRY FIELD, AND PAUL KENNEDY WOULD REMAIN ON THE BOARD ANOTHER TERM. THE MOTION PASSED WITH NO OPPOSITION.

Gate:

Paul Kennedy started a discussion of unauthorized persons using our lake, community, and private property near the lake. Scott Piper commented on the liability to the entire subdivision should someone get hurt at the lake, even if they were trespassers. Signage would not exempt property owners or the entire membership from liability. Scott P. has initiated an investigation into putting a gate near the subdivision entrance to discourage such trespassers. Preliminary information is that a gate system will likely cost approximately \$6500; running phone line, power line and monitoring will be additional cost. He was told that a 1 HP motor for the gate is very durable, should function and last well. The gravel road poses some problem for the sensors as scraping the road could damage a buried sensor. Nancy Loupe asked that solar power be considered instead of running a line to the gate. Ray commented on the gate in Indian Camp, said it works well. Indian Camp has 3 codes: residents, visitors, and vendors. The vendor code is changed frequently. The gate can be locked open in bad weather. Susan Sunflower spoke out against a gate, stating she wanted an open and welcoming community.

The unauthorized people using our lake are mostly fishing, camping, and partying. Specific mention was made of guests at the Red Lion Inn thinking they had privilege to use the lake as a function of that rental. They do not. There was anecdotal information of repeat offenders, fishing, using members' kayaks, and leaving much garbage and broken glass after parties at the lake. Scott Piper strongly recommended calling the Sheriff for any trespassers at the lake. The Sheriff's office will respond and will write a report. Members should include Scott's name for any report by the Sheriff. Scott P. will then pursue a trespass warrant against the individual(s) involved & will go to court in support of same. We will need to file a trespass warrant every time the Sheriff is called out, otherwise the warrant will not stand up in court. The hope is that word will get out that the Sheriff will be called, and that such trespassing will decrease or stop.

Gwen Ristau asked how much money was available to pay for such a gate. David C. stated that the LRMC account had an (approximate) balance of \$3700 at present, not enough to pay for a gate. Annual dues bring in about \$41,000 and road maintenance requires about \$38,000. It was asked whether Joshua residents would help pay for the gate; they would not be required to do so. They would be given the gate code but would have to pay for their own remote opener. The cost must be borne by LRMC members, at approximately \$76/assessment.

The exact location for the gate will need to be determined, with input from the gate vendor. The possible use of solar panels to power the gate will be investigated. Various aspects of monitoring and maintenance will also be investigated as part of the project.

There was a brief discussion of eliminating the current gate at the lake if a gate is placed near Hwy 178. Consensus was that the lake gate should be removed or opened once the entrance gate was installed.

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WOULD BE PAID FOR BY SPECIAL ASSESSMENT OF THE LRMC MEMBERS ONLY (NOT JOSHUA). THE MOTION CARRIED.

Scott Piper will continue handling the gate project.

Paving:

The topic of paving the first 0.7-0.8 miles (hereafter referred to as the first 0.7 mi) of Line Runner Road was brought up again. David C. and Paul K. stated that we spend a disproportionate amount to maintain the first 0.7 mi. relative to the remaining roads. We do not yet have accurate figures for the last fiscal or calendar year. Donna Huffman stated that the road was very “washboard” a lot of this past year, that perhaps we need to do more to maintain the road quality. David C. spoke to the cost of calcium applications to the road and the efficacy of same. Cindy Black stated that the road beyond the lake gate is in awful condition, has not been worked on since she has been a property owner.

Bill Huffman gave a brief history of the roads and the cost to maintain them. A long discussion followed. LRMC spends \$30,000-38,000 each year to maintain the 6 miles of roads in the subdivision. Last year’s investigation into having the road properly paved with asphalt resulted in a price tag of \$140,000-160,000. If we paved the first 0.7 mi., we’d have more money to spend on the other roads in the subdivision. Dan Ristau commented that all the culverts under the roads are old and likely undersized for current conditions and need to be replaced. He stated that the current road bed will need to be redone before paving, else gravel trucks and other heavy vehicles will destroy the paving. We would also need to talk with our utility companies to be certain they do not have projects planned that would require digging up our new pavement.

There was a discussion of housekeeping of paved roads in winter. Ray and Dan R. stated that salting melts ice in shady areas, that asphalt absorbs heat faster than a dirt/gravel road and helps with de-icing. Bennett Greenberg questioned if there are options other than gravel or paving, mentioned the possibility of using crushed asphalt instead of the gravel we currently use. Jonathan Galpin brought up installing a concrete road rather than asphalt. It’s more expensive but lasts much longer. Nancy L. questioned whether a concrete roadway could be installed in sections, spreading the costs out. Dan R. and Bennett G. again mentioned using crushed asphalt with a product called MC70 in place of crusher run gravel as at present. It’s cheap and packs down like a paved road when driven on.

The method to pay for paving was explained as the subdivision issuing private bonds paying 8% over 8 years. The money raised would be used to pave the first 0.7 mi. Interest and principle would be repaid from LRMC dues, once each year. The hope is that various LRMC property owners would buy the bonds; thus, we’d self finance the project.

A MOTION WAS MADE BY NANCY LOUPE, SECONDED BY BENNETT GREENBERG, TO CREATE A COMMITTEE TO INVESTIGATE PAVING OPTIONS AND FINANCING FOR SAME FOR THE FIRST 0.7-0.8

MILES (FROM HWY 178 TO SHAMROCK LANE). THE COMMITTEE WOULD PRESENT ITS FINDINGS AT THE NEXT LRMC MEETING IN JUNE 2017. THE MOTION CARRIED.

Volunteers for committee were requested from those in attendance. The committee is Dan Ristau, Bennett Greenberg, Tom Parlier, Jonathan Galpin, BJ Achord, and Bill Huffman, chairman. It was agreed that any findings of the committee relative to current road maintenance would be imparted to the board and could be used without a vote of the membership.

Old business:

- a. Removal of paving on the first 300 ft. of roadway. That was done.
- b. Replacing the lock at the lake and getting new keys. Members holding an old lake key can get a new key at no cost. Members not already holding a key can purchase one for \$15. Keys can be obtained from either Nancy Loupe or Dave Cronin.
- c. Investigating ways to get rid of trailers on LRMC in violation of the by-laws. No action was taken on this during the past year. The board will investigate that this year.
- d. Placing liens on property owners in arrears for dues. Two liens were placed last year. There are still property owners in arrears, but a number of delinquent accounts are now on payment plans to get caught up on dues. All Joshua residents were current before this billing cycle.
- e. Updating list of LRMC property owners. There have been sales of property in LRMC since last year, but the association has not been notified of new owners. Nancy Loupe volunteered to go to the tax office and try to update our rolls. That will likely have to be done each year.
- f. Memorial to Glen and Ruth Valentine: members voted to modify the current memorial to Ruth Valentine to include Glen's name on the plaque. That project was not completed. Nancy L. said a new plaque, of the same size, will be needed to add Glen's name. The cost will be approximately \$500.

A MOTION WAS MADE BY PAUL KENNEDY, SECONDED BY NANCY LOUPE, TO REPLACE THE CURRENT MEMORIAL PLAQUE TO RUTH VALENTINE WITH A PLAQUE TO BOTH GLEN AND RUTH. THE MOTION WAS PASSED BY THE MEMBERSHIP.

A new plaque will be purchased. Troyce Chappell may sell the parcel on which the memorial currently sits. He asked that the memorial be moved if the new owners request that. The membership agreed to relocate the memorial to the common area at the lake if requested. Elmer Zebly said we might be able to move the dogwood planted as a memorial for Ruth; he volunteered to help with that effort should relocation be needed.

New business:

- a. There was a discussion of creating a list of LRMC property owners that could be accessed by members. That will likely have to be an "opt-in" type list, where only folks that agree will have their information included. Ownership of property is a matter of public record and can be obtained by anyone from the tax office.
- b. Scott Piper offered to create a new website for LRMC, to pay for it and maintain it. All in attendance were in favor of this.
- c. There is a realtor's lock box on the gate to the lake. No one attending knew anything about the box. Joyce Young asserted that it was not hers. The board will remove the box.

- d. Fishing at the lake. Paul K. stated that the lake is in really good condition. Scott said there are really big catfish in the lake, suggested that we may need to catch and keep catfish, catch and release all other types until further notice.

A MOTION WAS MADE BY SCOTT PIPER, SECONDED BY GARRY FIELD, TO ALLOW CONTINUED CATCH AND RELEASE FOR ALL FISH IN THE LRMC LAKE EXCEPT CATFISH. CATFISH MAY BE CAUGHT AND KEPT. MEMBERSHIP PASSED THE MOTION.

Scott P. will post appropriate signs at the lake.

- e. Bamboo at Susan Bush's property is spreading, is already in the right of way. Susan B. should be asked to remove the bamboo before it continues to spread.
- f. Dan Ristau will be on retainer to plow the road this winter if it snows. Dan R. stated that he likes to start early with plowing, might be on the roads by 4 am so that working folks could get off the mountain.
- g. Troyce Chappell stated that Haywood sometimes uses herbicide to clear under their power lines. If the property owner requests that they not use herbicide, they will not and instead will cut limbs and trees away. The herbicide is powerful, will kill trees. Nancy L. will contact Haywood and find out if the entire subdivision can be made off-limits to herbicide by an action of the board, rather than every member having to contact Haywood.
- h. Shirley Cox asked what the policy is about parties at the lake. It was stated that any member can use the lake for a party and must be at the party. Parties are to be held sunrise to sunset, and the area should be left clean.
- i. Nancy Loupe praised the board for its actions this past year.
- j. Election of board members: Terms were up for Paul Kennedy, Garry Field, and Nancy Loupe. A MOTION WAS MADE BY GWEN RISTAU, SECONDED BY EVERYONE, THAT NANCY LOUPE, GARRY FIELD, AND PAUL KENNEDY WOULD REMAIN ON THE BOARD ANOTHER TERM. THE MOTION PASSED WITH NO OPPOSITION.
It was agreed that Paul Kennedy will step down as secretary-treasurer and that Nancy Loupe assume that position. Paul and Garry will be on the board.

The meeting was adjourned at 12:10 PM.