

Minutes of the Board of Directors Meeting - **FINAL**

River Ridge Association

Meeting Date: April 8, 2023

Call to Order: A meeting of the River Ridge Board of Directors was held at the park on April 8, 2023. The meeting was convened at 10:02 with Nancy Johns, President, presiding and Patty Widerman, Secretary.

Board Members in attendance: Nancy Johns, Larry Scriggins, Bill Snitcher, Devon Hill, Daniel Jacoby, Bruce D'Agostino, Lisa Ellis, Ken Hohl, Patty Widerman.

Community Members: Casey Leonard, Charles Lindsay (for Laura Leonard), Bob Mang, Colleen Mang, Grant Wheeler, Nancy Wheeler, Shelli Cianci, Rex Mbutia, Karen Czarnowsky, Herb Czarnowsky, Bob Spence, David Caplinger, Fred Larimore, Vicky Larimore, Mindy Guisewite.

Secretary's Report: A motion was made to adopt the minutes of the February 25, 2023, meeting with noted corrections was approved.

Treasurer's Report: Ken Hohl submitted documents to the board prior to the meeting. Total cash on hand is \$369,113.54. Budget is holding steady and sufficient funds should be available going forward for the remainder of this year. As of April 7, 11 property owners are delinquent and two of these have had personal judgements and liens filed against them.

An informal Budget meeting occurred on April 1, 2023. Concern for bringing the unpaved roads back to standard by an application of restorative gravel as well as the increased cost in normal gravel for regular upkeep was discussed. A proposal by the O & M Committee and Larry Scriggins, reviewed by Alpha Associates determined a need for

approximately \$170,000. to fund a special program for restorative gravel as well as raising the annual budget amount from \$15,000 to \$25,000 for normal annual gravel costs. The board discussed using \$45,000 of the reserve fund and reducing the customary 2024 annual budgeted reserve funds by \$40,000 in lieu of charging a special assessment to the members. We will be reviewing next year for the 2025 budget. In addition, the board voted to increase the annual assessment to \$700.00. This reduction in reserve funds still allows us to carry a reserve fund well in excess of 5% of the required annual general assessment revenue for emergencies and other unusual expenses. A motion was made and approved by unanimous vote to approve the budget and assessment increase for 2024.

COMMITTEE REPORTS:

Communications: Bill Snitcher

The newsletter is slated to go out May 5 (subject to change) with the notice of the annual meeting scheduled for June 24 included.

Bill will post a draft of the 2022 annual meeting minutes on the website.

Community Liaison: Lisa Ellis

Lisa continues to work to collect fees for incidents of gate tampering. The most common complaint recently is light pollution. As part of the Community liaison, Lisa continues to reach out to the community members and to seek compromise.

Architectural: Bruce D'Agostino

One homeowner on Sideling Mountain has requested changes to the color of their deck. A homeowner on Pioneer is requesting to build a garage. A lot owner on Honey Locust will be submitting their plans

shortly. A lot owner on Sideling Mountain Trail has submitted a request for a septic system.

Operations & Maintenance: Bruce D'Agostino

The Bathhouse is open for the year and the code is the same as last year: Ladies – 2543 and Men's - 2542.

Two new community members have joined the committee: Bob Mang and Rex Mbuthia.

A discussion on snow removal for residents occurred with a request to fully debate at the next regular board meeting.

Observations on the speeding issue were discussed with most board members noting a decrease in speeding. Speeding was the #1 problem noted in our community prior to the speed humps being installed.

The greenhouse regulations will be posted on the website.

Environmental: Daniel Jacoby

We will be inviting a representative of the Cacapon Institute to speak to our members at the Annual Meeting.

The spraying for some areas in our community including Sideling Mountain Trail and the park area for Gypsy/Spongy Moths will take place in the next few weeks. The spraying will be done via a low-flying helicopter. Daniel will send out an email to the community and put a notice at the gates.

Tom Miller has agreed to run the Tree Planting program in the fall.

The Managed Deer Hunt took 25 deer last fall.

Long Range Planning: Larry Scriggins

Larry worked with Alpha Associates on a review of potential road infrastructure improvements and sustainability. Alpha completed their review on April 7 and the report was furnished to the board. See comments above in O & M report.

New Business: A motion was made to add plaques to the board of distinguished River Ridge residents located down by the park for the following: Jim & Audrey Kline, Helen Herlocker and Tom Miller. The motion was approved.

With no further business, the meeting was adjourned at 11:40.

Patty Widerman, Secretary

Future Dates: June 24, 2023 (Annual Meeting)