

Minutes of the Annual River Ridge Association Meeting

June 25, 2022

I. Call to Order:

The annual meeting of the River Ridge Association was held at the River Ridge Community Park, Great Cacapon, West Virginia on June 25, 2022. The meeting was called to order at 1:00 by President Nancy Johns. In the absence of the Secretary, JT Godown, Devon Hill acted as secretary of the meeting.

II. Introductions: Members of the Board of Directors introduced themselves; followed by all attendees at the meeting.

III. President's Remarks: President Nancy Johns welcomed the attendees and talked about the special community we have at River Ridge. Ms. Johns discussed the role of the Board. She announced that JT Godown was leaving the Board and moving from River Ridge. She thanked JT Godown for her service and announced that the Board will appoint a new member to take her place. Ms. Johns spoke of the Board's work in preserving architectural standards, maintenance of our roads and other community structures, forest health, and dealing with disturbances. She also thanked Tom Miller for all his work as the Operations and Maintenance Chair for the last 7 years and thanked Dave Caplinger for his assistance in maintaining River Ridge as our outside contractor. Ms. Johns also thanked Helen Herlocker for her work on Communications, noting her dedication and work on Welcome Packages, Newsletters, and the history project. Ms. Herlocker will step down and Bill Snitcher will be taking on the Communications work. President Johns announced that four plaques have been added to the

park board commemorating the dedicated service of Larry Scriggins, Victoria Scriggins, Jane Anderson and Dick Anderson. She thanked these homeowners for the years of service to River Ridge. President Johns explained the Board's decision and the need for the annual assessment to increase to \$640.

IV. Secretary

- a. Proof of Meeting Notice – Proof of meeting notice was confirmed. Notice was given by publication in the River Ridge Review, on the association website and at the bulletin boards at both gates.
- b. Quorum Validation – A quorum of 89 owners, some by Proxy, was validated by the acting Secretary Devon Hill. Specifically, 63 members voted by proxy and 26 members voted in person.
- c. Minutes from 2021 Annual Meeting. A motion was introduced and approved to waive the minutes of the meeting from last year and approve them as drafted.

V. Committee Reports

- a. Treasurer's Report. Treasurer Ken Hohl reported that the Community finances were in good shape and within budget. He announced that the number of accounts with outstanding balances was at its lowest number in recent memory. Mr. Hohl discussed the proposed increase in assessments and that there was over \$80,000 in the Gypsy Moth reserve fund if spraying was determined to be needed.
- b. Communications – Helen Herlocker announced she was retiring from the board after serving since 2008. She discussed the newsletter and the updates to the website. She thanked Patti Shanklin for her work on updated maps.

As of 2022, there were 189 lots, 167 owners, 127 completed houses, 38 full time residents, and 5 rentals. She also discussed the work of the history of River Ridge project and encouraged homeowners to participate.

- c. Operations & Maintenance. Tom Miller gave the report and thanked Dave Caplinger, our contractor, for his work throughout the year. Tom discussed the various projects of gravelling the roads, installing perforated pipe, the contributions of the Cacapon Institute, fire vehicle access improvements, and gate tampering. Mr. Miller spoke of the increasing burden on the O&M Committee and the possibility that more assistance may be needed in the future from outside providers.
- d. Architectural – Bruce D’Agostino discussed the work of his committee and approving plans and enforcing covenant restrictions. He said that five homes were currently being built and one lot owner was getting ready to build.
- e. Environmental Committee – Daniel Jacoby gave the environmental report and discussed efforts to eradicate the intrusive Japanese Barberry species. He discussed the commissioning of a Gypsy moth survey to determine if spraying was recommended. Mr. Jacoby discussed the deer hunt and his efforts to update the list of owners who would like to exclude hunting on their property. Mr. Jacoby also reported that 25 disease resistant chestnuts had been planted in River Ridge this past year.
- f. Nominations – Devon Hill talked about the need and benefits for homeowners to get involved with Committees and volunteer to serve on the Board to ensure that River Ridge is a unique and wonderful home for all of us.

- g. Long Range Planning – Nancy Johns gave the report in the absence of Larry Scriggins and discussed the Committee’s efforts to consider what could be done about noise complaints and other issues with short term rentals. Ms. Johns discussed the Committee’s work on detailed recommendations and the board’s adoption of Community Quality Standards in response to those recommendations. Ms. John’s reported a decrease in the number of complaints after these standards were adopted.
- VI. Results of Vote – Acting Secretary Devon Hill reported that Bill Snitcher, Daniel Jacoby and Bruce D’Agostino were elected to the Board
- VII. New Business – There was a long discussion about short term rental properties, community member concerns, and what the Board has done and should do to address this issue. A motion was made and seconded that the Board canvas the community about whether homeowners wanted short term rental in the future of the community. The motion was approved by voice vote.

A second long discussion was held over the decision to install speed bumps to reduce vehicles speeding down Sideling Mountain trail. Some homeowners expressed concern there was not more public notice about this and asked for the agenda of the Board meeting to be published in advance so that interested homeowners could attend.

- VIII. Adjournment: The meeting was adjourned.