

**Minutes of the Board of Directors Meeting  
River Ridge Association**

**Meeting Date: September 9, 2023**

**Call to Order:** A meeting of the River Ridge Board of Directors was held at the park on September 9, 2023. The meeting was convened at 10:02 AM with Nancy Johns, President, presiding and Patty Widerman, Secretary. Board Members in attendance: Nancy Johns, Bill Snitcher, Larry Scriggins, Bruce D'Agostino, Ken Hohl, Devon Hill, Rex Mbuthia, Patty Widerman.

Community Members: Bob Spence, Robin Spence, Colleen Mang, Nancy Wheeler, Grant Wheeler, Katie McInnis, Helen Herlocker, Fred Larimore, Vicky Larimore.

**Secretary's Report:** The April 8, 2023, board meeting minutes were approved.

**Treasurer's Report:** Ken Hohl submitted documents to the board prior to the meeting. Total Cash on hand is \$431,200.10. Budget is holding steady and sufficient funds should be available going forward for the remainder of the year. As of September 8, four property owners owe a total of \$5,462.71 for which two of those have personal judgements and liens filed against them. Twenty-two other property owners owe a total of \$7,700.00 for the first half of the yearly dues. Delinquent letters have been sent to all owners that are overdue.

**Committee Reports:**

**Communications:** Bill Snitcher

Content for the next newsletter is due to Bill by September 23. Bill is working on recommendations for local vendors that will be included on the website. He is continuing to work to enhance the website and welcome package.

**Community Liaison:** Katie McInnis (for Lisa Ellis)

A recommendation was made and approved to create a committee for community liaison. The following residents were unanimously approved for this committee: Mindy Guisewite, Katie McInnis and Kaitlyn Shimmin with Lisa Ellis as chair.

The committee is working on a form that residents may use for complaints to be registered. In addition, they are working on adding additional rental information to be added to the website.

The Board confirmed it is always the homeowner's responsibility to pay for gate damage. The Board is not obligated to approach a service provider or contractor.

**Architectural:** Bruce D'Agostino

Gary Dufour and Tom Sparks were unanimously approved to be added to the Architectural Committee.

A new fence was approved for Lot A-21.

A house renovation was approved for Lot A-27

Site improvements approved for Lot A-24.

Deck color approved for Lot A-92.

New garage approved for lot A-23.

Bear box approved for A-37.

Bruce suggested two online bear box sites: Bearicuda.com and Bearbox.com and discussion ensued about spraying bear boxes with ammonia to keep bears away.

The committee is working on a building Matrix that can be easily followed to ensure compliance with River Ridge architectural guidelines.

**Operations & Maintenance:** Rex Mbuthia

Gravel road restoration overall is going well and is ongoing.

Cacapon Institute – have submitted for cost share for funding next year for ditch restoration.

There is over \$1,000 currently owed for gate repairs. We are seeking payment from the homeowners who hired the construction company that caused the damage.

Rex will be taking over the reviewing of gate cameras and investigations.

Canoes need to be removed by November 1.

Lockboxes –O & M will consult with the Ciancis and come back with a suggestion(s) on improving management of lock boxes. There are currently about 2,000 gate keys outstanding.

Next O & M Committee is scheduled for October 27.

**Environmental:** Daniel Jacoby (was absent but sent in his report via email)

Tree planting for the fall delivery is being managed by Tom Miller. Tom Sparks is once again working on tree auguring for residents purchasing these trees.

The WV dept of Agriculture has done at least one survey and found a concentration of the Spongy moth. Daniel understands that it is likely that additional spraying may be necessary this Spring.

65 property owners are participating in this year's deer hunt managed by Tom Sparks. Thanks to Tom Sparks, Shelli Cianci for her work with gate cards and Bruce D'Agostino for his support in getting contacts for new property owners. The dates for the hunt are as follows:

September 16-October 5

October 9 – November 21

November 27-December 22

December 26-December 31

**Long Range Planning:** Larry Scriggins

No new updates

**Nominating:** Devon Hill

No new updates

**Unfinished Business:** Discussion about Postal boxes ensued. The management of the postal boxes is not a River Ridge function. Jim Kline has volunteered to build an additional box.

**New Business:** No new business

The meeting was adjourned at 11:44 AM.

