

Minutes of the Board of Directors Meeting - FINAL

River Ridge Association

Meeting Date: December 2, 2023

Call to Order: A meeting of the River Ridge Board of Directors was held at the home of Nancy Johns on December 2, 2023. The meeting was convened at 10:05 A.M. with Nancy Johns, President, presiding and Patty Widerman, Secretary.

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

Community Members in attendance: Bob Spence, David Caplinger, Bob Mang, Colleen Mang, Vicky Larimore, Grant Wheeler and Nancy Wheeler.

Secretary's Report: Prior meeting minutes have all been approved and posted on the River Ridge website.

Treasurer's Report: Ken Hohl

Total cash on hand is \$395,837.27. Budget is holding steady and sufficient funds should be available going forward for the remainder of this fiscal year. As of November 30, 2023, total assessments owed are \$5,192. Two property owners owe a total of \$3,367.97 of which one has a personal judgement and lien filed against them. The remainder is made up of five property owners who owe the first half of the yearly dues. Delinquent letters have been sent out to all owners that are in arrears.

A discussion ensued regarding sharing budget information. We expect to continue the discussion in the future. O & M typically has the greatest expenses, and we have a chairman and committee members as well as the Treasurer and the Board to oversee expenditures.

COMMITTEE REPORTS:

Communications: Bill Snitcher

The most recent newsletter was sent out and approximately 78 owners still get it via regular mail. Newsletter content is due to Bill by January 5th for the next newsletter. Nancy Wheeler has agreed to help Bill Snitcher with the newsletter by providing Graphic Design services.

Patty will work on updating the directory on the website and comparing it with Brenda Close's (CPA for River Ridge) database. A suggestion was made to post the minutes on the website in a timelier fashion. Patty will prepare them and ask for unanimous consent from the board via email rather than waiting until the next meeting date.

Bill Snitcher and Lisa Ellis continue to work together to obtain and effectively use an email address for the Community Liaison. A motion was made and approved to move \$750 from Misc. Funds to Communications to ensure we can reimburse our webmaster for his advisory efforts. Once the email is in place, Lisa will send out an email to the community.

Community Liaison: Lisa Ellis

Lisa brought up the rental registration process and a suggestion was made to alert Brenda Close to notify all new homeowners of the registration requirement for rental properties.

The Community Liaison Committee members are Lisa Ellis, Chairman; Katie McGinnis, Mindy Guisewite and Kaitlyn Shimmin. The committee members focus on owners and regulations and working with all the River Ridge community.

A suggestion was made to inform all homeowners and include in the welcome package information on the Firewise program. Among other things, this would serve as a reminder of the importance of getting rid of leaves around your house, especially during dry conditions.

Operations and Maintenance: Rex Mbutia

The Upper gate bulletin board was damaged. Rex is working with the insurance company representing those responsible for the damage. One of the cameras at the lower gate is damaged.

Discussion around lockboxes ensued. Some folks paid an initial fee of \$50 to use them. Rex will research new alternatives such as gate codes and the process to obtain a new lockbox.

There was also a discussion about the advantages and disadvantages of using more blacktop instead of gravel.

Lisa and Ken are working together with the construction company responsible for one of the past gate damage incidents to collect the cost of repair.

Architectural: Bruce D'Agostino

The new grid has been published to help owners understand the colors and building material guidelines in River Ridge. Two new homes are under construction. There is one house under renovation. There have been several requests for new decks and new colors and a few sheds have been approved.

Environmental: Daniel Jacoby

The deer hunt will continue until December 31, 2023. Daniel received word from the state regarding the Spongy Moth population. There are more than last year, and they expect to recommend spraying the entire community, which will happen in the spring with advance notification.

A representative from the DNR would like to speak at our annual meeting on June 22.

Daniel has again requested free Chestnut trees.

A Nature Photography contest was mentioned for the community. Further discussion is recommended.

Long Range Planning: Larry Scriggins

No updates to report

Nominations: Devon Hill

A suggestion was made to have Devon reach out to the community to have more folks run for the board in future elections.

Unfinished Business: None

New Business: None

The meeting was adjourned at 11:40 A.M.

Patty Widerman, Secretary

Future meeting Dates: February 10, 2024, via web call

March 23, 2024 (Informal Budget Meeting)

April 6, 2024

June 22, 2024, Annual Meeting

