

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

River Ridge Association

Meeting Date: February 10, 2024

## **Call to Order:**

A meeting of the River Ridge Board of Directors was held virtually on February 10, 2024. The meeting was convened at 10:03 A.M. with Nancy Johns, President, presiding and Patty Widerman, Secretary.

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

Community Members in attendance: Alex Lewis, Tom Thompson, Nancy Wheeler, Denny Hughes, Dave Caplinger, Matt Kinney, Bob Spence, Mindy Guisewite, Tracy Dunheimer and Betty Hughes.

**Secretary's Report:** December minutes have been approved and posted on the River Ridge website.

## **Treasurer's Report: Ken Hohl**

No formal report was issued as Ken needs to go over the actual expenditures and review the reallocation from different buckets based on our budget this year.

Three owners are delinquent in total of about \$5,000. while seventeen owners have not paid 2<sup>nd</sup> half yet. Letters have gone out to all in arrears.

## **COMMITTEE REPORTS.**

### **Communications: Bill Snitcher**

Bill mentioned the new format of the newsletter and asked for special thanks to Nancy Wheeler for her graphic design services.

March 8 is the deadline for the next newsletter content.

### **Community Liaison: Lisa Ellis**

The new email address for the community liaison is up and running and is helping with the ability to respond to the needs of the community (communityliaison.rr@gmail.com). The Community liaison committee has set up a schedule of their members to respond to emails in a timely fashion.

The committee has also been busy working to create a registry of rental properties in River Ridge and more standardization of information.

Lisa, Rex and Larry have been working on a template for use in communicating any damage and fees to the gates and other community property.

A discussion ensued about the Firewise program and Bob Spence has agreed to cover it at the Annual Meeting and will work with Daniel and Bruce.

### **Operations and Maintenance: Rex Mbutia**

Rex reported that we have had two snow events so far this year. The upper gate bulletin board that was damaged has been reimbursed by the insurance company. Dave Caplinger has been very busy

between snow removal and playing fireman. We appreciate his efforts with the recent fire. Some might call him a Superhero!

There were 4 Kayaks not removed at the end of the season. Dave needs them out of the way to do maintenance on the Kayak racks. A request was made to add information to the newsletter about Kayaks left at the river.

A discussion on Lockboxes ensued. Cost for additional lock boxes would be \$1,000. Keypads would cost \$500-600. There was additional discussion about putting Wi-Fi hotspots centrally located for use in opening gates.

### **Architecture: Bruce D'Agostino**

Bruce reported three homes are under construction and three more homes are getting ready to submit proposals this spring.

There are a few pre-built sheds, garages and decks under construction.

### **Environmental: Daniel Jacoby**

Daniel reported that Chelsea Fowler of the WVA Natural Resources will speak for 15 minutes at our Annual Meeting. The topic will be "What can we do to foster a healthy environment".

Daniel is waiting on Scott Hoffman of DNR to tell us about Cost Sharing for Spongy Moth spraying this year. Daniel mentioned the notices that went out last year including at the gate, in the newsletter and text messaging for date and times that spraying would occur.

Twelve deer were taken during the recent deer hunt.

Tom Miller ran the Tree planting with Tom Sparks last year and we are hoping they will again this year.

Daniel mentioned an effort for Invasive plant removal in the spring in common areas. He will include a date in the next newsletter.

There was a brief discussion on radon in the community.

## **Long Range Planning: Larry Scriggins**

No updates to report.

## **Nominations: Devon Hill**

Devon asked if any board members not wanting to run again would please let him know. He will put a request for nominations in the newsletter encouraging new folks to run.

**Unfinished Business:** A discussion on the deer hunt and questions on success ensued.

A question about damage to the gate and how we get reimbursed was asked. Discussion about the homeowner being ultimately responsible for the damage if the contractor causes it and does not pay.

**New Business:** A discussion about holding online meetings ensued. One comment was made about the preference of holding in person meetings and several more were made about folks stating the only way they were able to attend was via remote.

A follow up discussion ensued about the Firewise program and the need for communicating to the owners and renters.

The meeting was adjourned at 11:44 A.M.

Future meeting dates: March 23, 2024 (Informal Budget Meeting

April 6, 2024

June 22, 2024 Annual Meeting