

**RIDGE UTILITIES, INC.  
REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
July 16, 2016**

A regular meeting of the Board of Directors of Ridge Utilities, Inc., (hereinafter "RU") was held in the Conference Room of the Association Office Building on July 16, 2016.

Board members present were Alex MacCormack, Molli Ellis, William Munday, Al Fortune, Stephen Tompkins, June Smith, and William Haase. Also present was Denny Kelly, General Manager and Amy Evans, Manager of Fiscal Affairs.

**CALL TO ORDER:**

Alex MacCormack, President, called the meeting to order at 9:00 a.m. Mr. MacCormack welcomed June Smith and William Haase to their first RU Board meeting as newly elected Board members.

**MEMBERSHIP INPUT:**

Mike Zello, Lot 607 appealed to the Board for relief on his 2<sup>nd</sup> qtr. 2016 water bill. Mr. Zello stated that his Blue Ridge Shores home is only a vacation home and thus are only there two months out of the year. He further stated that he received a notification of high water use from Amy Evans, Manager of Fiscal Affairs, and promptly came down to the residence and repaired a toilet that had been running. Mr. Zello said he was having trouble justifying a \$586.00 water bill for a toilet running during the winter months.

Alex MacCormack informed Mr. Zello that prior to March of 2015 anyone who incurred a high water bill due to a leak had to pay the entire bill. In March of 2015 the Board revised their policy to allow relief for anything exceeding \$500.00, if the member provides proof of repairs. At this time Mr. Zello thanked the Board for their time, but indicated he didn't think the Board would grant his request and exited the meeting.

**ADOPTION OF AGENDA:**

**MOTION:** William Munday made a motion, seconded by Molli Ellis to approve the agenda as presented. The motion carried unanimously.

**APPROVE MINUTES:**

**MOTION:** Molli Ellis made a motion, seconded by William Munday, to approve the May 7, 2016 and May 21, 2016 minutes as presented. The motion carried unanimously.

### **CORRESPONDENCE:**

Molli Ellis, Secretary, reviewed the contents of the Correspondence Folder that were sent and received by RU since the last Board meeting. The Correspondence Folder was available at the meeting for the Board members to review its contents.

### **TREASURER'S REPORT:**

Stephen Tompkins, Treasurer, reviewed the May 2016 and June 2016 Treasurer's Reports with the Board at this time.

**MOTION:** William Munday made a motion, seconded by Molli Ellis to accept the May 2016 and June 2016 Treasurer's Reports as presented. The motion carried unanimously.

### **MANAGER'S REPORT:**

Denny Kelly, General Manager, reviewed his written Manager's Report with the Board members. A copy of Mr. Kelly's report is attached to the minutes. Mr. Kelly informed the Board that Jeff Garrett resigned his position as Maintenance Supervisor and James Hawley has been hired as his replacement.

Mr. Kelly informed the Board that the Work's Comp Policy Audit was conducted on July 5, 2016 and as a result of that audit a letter has been received stating everything was good, listing a few recommendations, including ladder safety training.

Mr. Kelly informed the Board that Barton and Boyd will begin annual road repairs the last week of July into the first week of August. Mr. Kelly stated that since the initial contract for \$1,250.00 was signed that two new areas have arisen that will need repairs as well.

### **BRPOA LIAISON:**

Denny Kelly, General Manager, stated that a discussion on the election process and a change in registered agent would be covered under New Business.

### **COMMITTEE REPORT:**

**Personnel:** No report was given.

## NEW BUSINESS

### **1.) Change of Registered Agent**

Alex MacCormack informed the Board that Ridge's longtime attorney and registered agent John V. Little will be retiring in August. As a result of Mr. Little's impending retirement RU must find a new attorney to serve as registered agent. Mr. MacCormack stated that Blue Ridge Property Owners Association, Inc. will be using Scott Pugh as their registered agent and it may be in Ridge's best interest to use him as well for that purpose. Mr. MacCormack stated that a future question for the Board to consider is who will be used as legal counsel for RU.

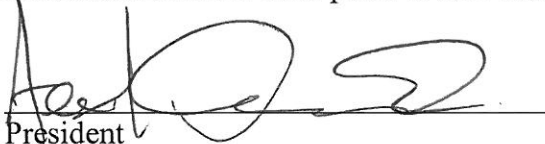
Mr. MacCormack also informed the Board that the BRPOA Board has expressed concern that the election process is too complicated and costly. As a result of that the BRPOA Board has selected John Gray to work with Mr. MacCormack on the feasibility and possibility of simplifying the election process.

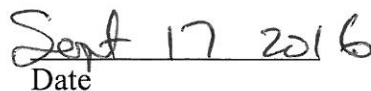
**MOTION:** William Munday made a motion, seconded by Al Fortune to establish R. Scott Pugh as Ridge's registered agent and to submit a statement of registered agent to the SCC. The motion carried unanimously.

### ADJOURN:

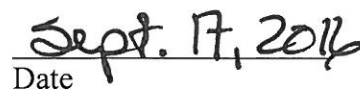
**MOTION:** Stephen Tompkins a motion, seconded by Molli Ellis to adjourn the meeting. The motion carried unanimously.

**ADJOURNMENT** took place at 9:27 a.m.

  
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President

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Date

yes, it is

all 3 items