

MINUTES OF THE BOARD MEETING OF RAVEN RIDGE HOA HELD ON 7/25/2020

Present: President Greg Hoogerwerf, Vice-President Phyllis Watson, Treasurer Stephanie Hoogerwerf, and Secretary Manny Koutsourais. Also present were Members At Large, Carl Cucullu, Steve Pulliam, and Garrett Walker. Absent: Ann Hart and Barbara Kistler.

This meeting was done virtually, and a quorum was present. The meeting was called to order by President Hoogerwerf at 11:03AM.

The minutes of the June 13, 2020 Board Meeting were reviewed and approved.

OLD BUSINESS:

- 1. Road Crack Repair and Sealing:** After discussion, the Board agreed to wait for the final bid to come in and allow Steve Pulliam to choose the best bid within the budget previously approved by the Homeowners and to proceed with the project before the weather gets cold. Motion to approve was made by Garrett, seconded by Stephanie, and passed unanimously.
- 2. Property Management (CAM):** Stephanie explained advantages and disadvantages of using Community Association Management and discussion followed. Motion to continue discussion regarding use of this property management company was made by Stephanie, seconded by Steve, and passed unanimously.
- 3. RR Sign:** Discussion whether to improve or remove the old Raven Ridge sign which identified the entrance prior to the widening of Soco Road. A motion to remove the sign was made by Manny, seconded by Steve, and passed 6-1. An additional motion was made by Garrett, and seconded, to appoint Phyllis and Steve to investigate beautifying, relocating, or improving the present sign. The motion was adopted unanimously.
- 4. Booher Violation:** The 20X24 foot driveway remains in violation of an architectural request not approved by the board last August. After extensive discussion, Steve submitted a motion that we table discussion of the violation and take up discussion of Mr. Booher's new architectural request. Steve's motion was seconded by Garrett and was adopted unanimously.

NEW BUSINESS:

- 1. Booher Architecture request:** Mr. Booher submitted a new architectural request to put a 20X24 foot carport over the slab he put in last fall. Steve made a motion to deny the architectural request and was seconded by Garrett. Steve's motion to deny the request was passed 6-1. There was extensive discussion regarding how to word the letter to Mr. Booher. Garrett made a motion that our letter should include 2 reasons that the request was not approved:
 - a. Mr. Booher has an outstanding, unresolved violation which is the unapproved slab and
 - b. his architectural request for a 20X24 foot carport is too large, much larger than any other carport in the neighborhood.Motion passed unanimously.
- 2. Website:** Garrett introduced and explained the new website for Raven Ridge. A motion was made and seconded by Steve and Phyllis to accept the Website and put it to use. Motion passed unanimously.

3. **Paint Colors:** Stephanie made a motion that the color Burgundy & Black be added to the list of acceptable paint trim colors and Phyllis seconded. The motion passed unanimously.
4. **Strategy for future of RR documents:** There was a discussion about pursuing the updating of our HOA documents. Garrett volunteered to chair a committee of 3 that would begin with initiating the Rules & Regulations. Stephanie & Manny were asked and agreed to be part of a 3-person committee with Garrett.

President Greg adjourned the meeting at approximately 2:30PM and informed the Board that the next meeting would be at 11AM, August 15th, 2020.

ACTION ITEMS:

1. Steve Pulliam is to choose the best bid within the budget previously approved by the Homeowners and proceed with the road project.
2. Stephanie Hoogerwerf is to gather and distribute to us additional information about CAM (the property management firm).
3. Phyllis Watson and Steve Pulliam are to investigate beautifying, relocating, or improving our present sign.
4. Greg Hoogerwerf is to write and send the letter to Mr. Booher informing him that his request was not approved.
5. Garrett Walker is to provide training to Stephanie Hoogerwerf regarding the ongoing maintenance of the RR website.
6. Garrett Walker is to chair a committee of three, including Manny Koutsourais and Stephanie Hoogerwerf, to begin the process of updating our HOA documents.

Respectfully submitted,
Manny Koutsourais,
Secretary Raven Ridge HOA