

**RAVEN RIDGE HOA**  
**Annual Homeowner's Meeting**  
**Meeting Minutes**  
**July 5, 2023**

Call To Order:	11:01 AM EDT in the Raven Ridge Pavilion by Greg Hoogerwerf, President
Board Members	Greg Hoogerwerf, Phyllis Watson, Ann Hart, Steve Pulliam, Garrett Walker (speaker phone), Stephanie Hoogerwerf, Bob Dodrill

1) Topic:	2) Discussion:	3) Motion by:	4) Motion:	5) Motion 2nd:	6) Pass / Fail:
The required quorum of 40% or 12 homes was met. 73% or 22 homes represented: 15 in person and 7 proxy. An additional home was represented by online vote.	Homeowners present: Gary Walker (speaker phone), Greg & Stephanie Hoogerwerf, Phyllis Watson, Bob & Phyllis Dodrill, Ann Hart, Steve Pulliam, Henry & Scooter Skinner, Vicky Giles, David & Cammie Dewey, Linda Knowles, Carl & Linda Cucullu, Katie Vanderpool, Barbara Kistler, Terry McKee, Kerri Hutchins	Proxies: Manny Koutsaurais, Richard & Maggie Phillips, Steve Holcomb, Joyce Lewis, Elizabeth Braxton, Jeanie Burton, Homer Allman	Online vote: Jeff Burmeister		
President's Greeting/ comments	The meeting was called to order by the president, Greg Hoogerwerf. Homeowners were welcomed to the 40th Annual Meeting. The Board was introduced and thanked for their work behind the scenes and previous board members were recognized. Two homeowners passed away this year: Yvonne McVann and Richard Kistler and condolences were expressed. We have three new homeowner's this year. The agenda for the meeting was shared.				
Secretary's report	Stephanie Hoogerwerf read the minutes from the July 5th, 2022, Raven Ridge Homeowners Meeting.	Ann Hart	Motion to approve the minutes as read.	Terry McKee	Pass

Treasurer's report	Bob Dodrill distributed a hard copy of the Financial Statement to all in attendance. "Rising prices, falling trees and gushing water" contributed to expenditures above and beyond the budgeted line items. More explanation about the water repair was given and how this emergency situation led to an increase in our HOA fees and the drafting of a financial amendment to our bylaws.	Kerri Hutchins	A motion was made to accept the new budget.	Terry McKee	Pass
Voting on amendments	By-law amendments require 67% approval. Two By-law amendments were voted on: 1. to lower the number of board members from 7 to 5 and 2. to add a fiscal management section to our By-laws providing more detail to the board's management of our operating funds (checking) and reserve funds (money market) management and specific conditions required for unplanned or emergency spending. A modification to our Community Standards requires 75% approval as it is an Appendix to our Declarations. The modification voted on expands paint color choices with coordinated trim and additional options for porch railings and under porch treatments.		Vote results:  23 homes or 76% for reduced board size  22 homes or 73% for the Fiscal Management amendment  23 homes or 76% for Modification of our Community Standards		Pass
ARC Committee	Steve Pulliam reported that ARC requests have been submitted and approved this year and explained the simple process of making ARC requests on our website. He also reminded all that our approved Sherwin-William paint colors can be mixed and matched by Lowe's or other paint stores.				

<p>Grounds Committee</p>	<p>Phyllis Watson explained that additional plants are being added for beautification of our entry off Soco Road.</p> <p>She shared a need for a clean-up committee for beds around the pavilion.</p> <p>Raven Ridge also has some issues with water run-off during heavy rains. An official from Maggie Valley public works is to come out soon to give us input.</p>
<p>Social Committee</p>	<p>Phyllis Watson shared that we have had very successful Memorial Day, Mother's Day and July 4th events. The pavilion can be reserved by homeowners for private events through the social committee. Phyllis was applauded for her very capable coordination of our social activities.</p>
<p>Governance committee</p>	<p>Gary Walker was present in the meeting by speaker phone, and Stephanie Hoogerwerf read the Governance Committee Report provided by Gary. Besides the amendments drafted and shared earlier in the meeting, the governance committee addressed and was instrumental in changing our Rules and Regulations by: adding a Friendly Reminder to the violation notification process, clarifying and expanding our parking rules and adding a new Rental Registration requirement to all owners who rent their homes.</p>
<p>Nominating committee</p>	<p>Ann Hart explained the purpose of her committee and thanked everyone for the opportunity to serve the community, expressing regret that she is not able to continue with the board. She encouraged everyone to consider working with our committees and a sign-up sheet was distributed. Four board members have expiring terms but since the amendment to the By-laws passed regarding a lower number of board members for the future, only two board members were voted for. Bob Dodrill was re-elected and Kerri Hutchins was elected.</p>

Meeting adjourned 12:22 PM ET

Respectfully submitted,  
Stephanie Hoogerwerf, secretary to the Raven Ridge Association HOA