

# RAVEN RIDGE ASSOCIATION

## CURRENT BOARD OF DIRECTORS:

Greg Hoogerwerf, President	Steve Pulliam
Phyllis Watson, Vice-President	Gary Walker
Stephanie Hoogerwerf, Secretary	Ann Hart
Bob Dodrill, Treasurer	

June 1, 2023

Greetings Friends and neighbors,

Put it on your calendar! Our Annual Homeowners Meeting is July 5<sup>th</sup> 11:00 AM in the Raven Ridge Pavilion. The following items will be on the agenda:

- Financial statement of income and expenditures for 2022-2023 with the **proposed budget** for 2023-2024
- Update from our **committees**: Grounds, Architecture, Governance, etc.
- **Vote to fill four board vacancies** - Stephanie Hoogerwerf, Bob Dodrill, Gary Walker, and Ann Hart are completing their 3-year terms. Pete Morris, Kerri Hutchins, and Bob Dodrill have been nominated and are willing to serve if elected. If you are willing to serve or have a nomination for one or more of our board vacancies, please contact the nominating committee: Anne Hart (chair) or Linda Cucullu asap. Please note that all who are nominated and willing to serve should familiarize themselves and be willing to comply with the Board Handbook Policy and Procedures (found on the document page of our website, RavenRidgeHOA.com).
- **Vote for Amended documents:**
  - Funding Amendment to our Bylaws. This is a fiscal management amendment that provides more detail about our operating and reserve fund management and conditions required for unplanned (emergency) spending. A copy of the Amendment is enclosed. Amendments to our Bylaws require a 67% vote of the homeowners.
  - Board Member Reduction Amendment to our Bylaws. This amendment reduces the number of Board members from seven (7) to five (5). It requires a yes vote of 67% of us to pass.
  - Modification of our Community Standards. The Community Standards define the paint color choices for the exterior of our homes. A draft of an expanded option of paint choices with coordinating trim and alternate porch treatments (railings and under porch treatments) is enclosed. Adoption of these modifications requires an affirmative vote of 75% of us.

If you are unable to attend the Annual Meeting, you will be able to vote online (available June 1-June 30<sup>th</sup>) for board members or designate a homeowner to vote for you using the enclosed proxy. The three amendments must be voted for in person, online or with the enclosed amendment ballot.

**HOA fees have been increased to \$1100/yearly** beginning with the 2023-2024 fiscal year. This increase will offset inflation of goods and services and begin to replenish and maintain our reserve funds for future association needs. This increase is in lieu of a special assessment for the water main repair. HOA fees can be paid in full prior to July 1 or made in two \$550 installments (July 1<sup>st</sup> and January 1<sup>st</sup>).

Our annual July 4th picnic is at 12:00 PM. Those planning to attend should contact the social committee (Phyllis Watson is the chair) regarding what to bring and how many will be in your party. It is always a great time with amazing food. Hope to see you there!