

RAVEN RIDGE HOA
BOARD OF DIRECTORS

MEETING MINUTES
Regular Board Meeting
February 20, 2021

Call To Order:	11:10 AM ET
Roll Call:	Greg Hoogerwerf, Phyllis Watson, Manuel Koutsourais, Stephanie Hoogerwerf, Carl Cucullu, Ann Hart, Barbara Kistler, Steve Pulliam, Garrett Walker- all present

Topic	Discussion:	Motion By:	Motion:	2nd Motion:	Pass / Fail:
January minutes	N/A	Ann Hart	Motion to accept the January minutes	Phyllis Watson	Pass
Treasurer report	Copy of current expenditures shared with board				
ARC committee	Steve Pulliam getting bids to stabilize the hill at the neighborhood entrance so it will not erode. This project needs to be done but is not urgent and can be included in the budget for the next fiscal year. The need for repair/upkeep on the pavilion was also discussed as a project for '21-22				
Landscape Committee	Discussion about the scope of the landscaping committee being enlarged to cover the maintenance of the pavilion and road.	Stephanie Hoogerwerf	Motion to increase the scope of the landscaping committee to include maintenance of the common area and rename the committee to the Grounds Committee.	Garrett Walker	Pass

Budget	Discussion about the need for advance planning for repair and maintenance projects for next fiscal year	Stephanie Hoogerwerf	Motion for committees to have project bids and budget proposals ready to present to the board at the April board meeting	Manuel Koutsourais	Pass
Governance committee- Documents	The board has had the draft of the new amended declarations and bylaws for a month with two Q&A's to voice opinions and ask questions.		<p>The following motions were voted and passed by the board:</p> <p>Motion by Gary, 2nd by Carl to require a vote of at least 75% of homeowner's to amend the declaration. Pass</p> <p>Motion by Steve, 2nd by Carl to require a vote of at least 67% of homeowners to amend the by-laws. Pass</p> <p>Motion by Steve, 2nd by Stephanie to require a vote of at least 90% to sell or lease any common property. Pass</p> <p>Motion by Stephanie, 2nd by Carl to add the "Voting Methods" section in Article III, Section 5 of the by-laws</p> <p>Motion by Steve, 2nd by Carl to accept the draft as corrected to share with the homeowners for more input/questions. Pass</p>		

Governance committee-Violation	Discussion regarding Mr. Booher's recent letter offering to have the board restore his land to the original state at the HOA expense.	Steve Pulliam	Motion to respond to Mr. Booher with a letter stating options: 1) restore his property himself or 2) agree to allow the board to have it restored at Mr. Booher's expense.	Carl Cucullu	Pass
Adjourn	11:10 AM				