

RAVEN RIDGE HOA
BOARD OF DIRECTORS

MEETING MINUTES
Regular Board Meeting
September 19, 2020

Call To Order:	September 19, 2020 - 11am (ET)
Roll Call:	Greg Hoogerwerf, Manuel Koutsourais, Stephanie Hoogerwerf, Carl Cucullu, Ann Hart, Barbara Kistler, Steve Pulliam, Garrett Walker

Topic:	Discussion:	Motion By:	Motion:	2nd Motion:	Pass / Fail:
Roll Call	Greg, Stephanie, Manny, Steve, Ann, Garrett, Barbara, & Carl. Phyllis (absent)		No Motion Needed		No action needed
President-Announcements /Overview of Agenda/Booher update	Greg updated the Board of the action items from last meeting. He also gave a brief overview of the items on the agenda and a new letter from Jim Booher regarding his response in resolving his on-going violation.	Steve Pulliam	Motion to send Mr. Booher a letter including: Board met on September 19, 2020 and reviewed your letter regarding your violation. The Board stands by the requirement that you remedy the violation by October 5th. If not, the Board will recommend future consequences.	Manuel Koutsourais	Motion passed unanimously
Secretary review of Aug 15, & Aug 26,2020 minutes	Stephanie suggested amending August 15 minutes to reflect the Hopple request for lattice and the roof extension for Cucullu residence. In addition under Septic Tanks strike out the following "if not then the RRHOA will provide the service and assess the Homeowner(s).	Steve Pulliam	Motion as reflected under Discussion	Stephanie Hoogerwerf	Motion passed unanimously

Treasurers Report	Stephanie explained the results of the expenditures made and stated that we were in good shape financially	Garrett Walker	No further discussion	Ann Hart	Motion passed unanimously
ARC Committee-Request by Manny Koutsourais	Manny explained the purpose of the request to construct a platform by eliminating 2 or 3 steps in order to make it easier to get to the front porch or get down the steps to the driveway. Final product similar to Garretts house constructed when Diedra owned it.	Steve Pulliam	Motion to approve	Carl Cucullu	Motion passed unanimously
Landscape Committee	Steve discussed the successful paving of the road. Carl overlooked project and thanked residents for their cooperation. Company will come out and give estimates on driveways and Charles can do each driveway for \$100. Charles bid \$100 to remove the ugly tree in the common area and will remove.	Ann Hart	Motion to have Charles remove the tree	Carl Cucullu	Motion passed unanimously
Social Comm. & Nominating Com.	No Discussion		No Discussion		No action needed

Governance Committee- Rules & Regulations	Steve explained that the suggested Rules & Regulations were well written and no further discussion was needed	Stephanie Hoogerwerf	Motion to approve the new Rules & Regulations	Steve Pulliam	Motion passed unanimously
Rules & Regulations	Further discussion regarding the printing of a handbook and distribution of the R & R for residents to have available of a hard copy. Prior to printing send it out electronically to the residents.	Stephanie Hoogerwerf	Motion to authorize the Governance Committee to print booklet at a cost not to exceed \$200 was suggested by Garrett & Steve	Ann Hart	Motion passed unanimously
Governance Committee -Handbook	Garrett explained the need and use of a Handbook for those interested or newly elected to the Board	Steve Pulliam	Motion to approve Handbook as submitted by the Governance Comm.	Carl Cucullu	Motion passed unanimously
Governance Committee- Vision Statement	Garrett explained the purpose of adopting a Vision Statement with input to be given by the Board and the Residents. A special Work Session to be held on Oct. 1st was suggested	Stephanie Hoogerwerf	Motion to approve a Work Session at 11AM on Oct 1, 2020 to discuss the Vision Statement	Carl Cucullu	Motion passed unanimously
ARC Committee Enforcement	Chairman Steve Pulliam expressed concern on procedures to determine Major or Minor Violations regarding enforcement of Rules & Regulations along with Covenants.		No Motion Needed		No action needed

Special Projects- Septic Tank Servicing	Stephanie mentioned that only 4 homeowners refused to participate in the septic tank project which will begin shortly		No motion needed		No action needed
New Business	Garrett suggested that we look into the Liability Policy of the Board and Association. Stephanie agreed to look into this matter.		None needed		No action needed

Adjourn	1:20PM
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