

RAVEN RIDGE HOA
BOARD OF DIRECTORS

MEETING MINUTES
Regular Board Meeting
November 21, 2020

Call To Order:	11:04 AM ET
Roll Call:	Greg Hoogerwerf, Phyllis Watson, Manuel Koutsourais (absent), Stephanie Hoogerwerf, Carl Cucullu, Ann Hart, Barbara Kistler, Steve Pulliam, Garrett Walker

Topic:	Discussion:	Motion By:	Motion:	2nd Motion:	Pass / Fail:
President agenda and Booher violation update	Notice of "Violation Enforcement" involving fine was delivered 10/31/20 (tracking #). \$10 daily fine began 11/6/20. Discussion regarding filing claim of lien.	Steve Pulliam	Motion: On December 7th, a letter will be sent to Mr. Booher with a statement of fines owed and notice that 15 days after receipt of the letter a claim of lien will be filed in the office of the clerk of superior court of Haywood County.	Phyllis Watson	Pass
Secretary Report	The unanimous motion to amend the September 19th minutes last month has not been done. Stephanie will make the agreed upon changes to say the board stands behind the requirement that you remedy the violation (not describing materials). October 17th Board Meeting Minutes had a reference to topsoil - this was never discussed in the October 17th meeting.	Ann Hart	Motion: Delete references to the kind of material (sand, topsoil, etc.) used to remedy Booher violation in October 17th meeting minutes. Motion: Accept the October 25th minutes	Stephanie Hoogerwerf	Pass
Treasurer report	Current treasurer's report with category totals was emailed with agenda earlier this week.		No motion		

Confidentiality	<p>Board meeting agendas and accepted minutes are published on the website and are publicly available.</p> <p>There are concerns about discussions in board meetings being reported in detail to other homeowners with potential needless division and/or conflict among neighbors.</p>	Garrett Walker	<p>Motion: Unless a homeowner is invited or requests an appearance at a board meeting, monthly board meetings are closed and an announcement will be made at the beginning of each board meeting that our discussions are private.</p>	Carl Cucullu	Pass
ARC committee	<p>Braxton carport, Hoogerwerf trees and Walker propane tank requests have been approved this month.</p> <p>Concerns expressed about eroding hillside on right side of entry drive since fallen trees were removed.</p>	Garrett Walker	<p>Motion: Get professional recommendations, including options and cost, about the hill by the entrance.</p>	Carl Cucullu	Pass
Landscape committee	<p>Common area garden at the bottom of the loop is steep and difficult to take care of. Homeowner asked to hire someone to improve and maintain the area.</p>	Ann Hart	<p>Motion: Table this item since the work would not be done until spring.</p>	Carl Cucullu	Pass
Governance committee	<p>Work on the Declarations is continuing. The concept of a Design Standard to give guidelines for exterior changes was introduced. Board members were asked to look over the example emailed and offer feedback to the governance committee members.</p>		<p>none</p>		

December board meeting	Next meeting will be Jan. 16th, 2021	Greg Hoogerwerf	December board meeting business, if any, will be handled by email.	Carl Cucullu	Pass
Adjourn	12:54 PM				