

RAVEN RIDGE HOA
BOARD OF DIRECTORS

MEETING MINUTES
Regular Board Meeting
March 20, 2021

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| Call To Order: | 11:00 AM ET |
| Roll Call: | <u>Present</u> : Phyllis Watson, Manuel Koutsourais,, Carl Cucullu, Ann Hart, Barbara Kistler, Steve Pulliam, Garrett Walker -- <u>Absent</u> : Greg Hoogerwerf, Stephanie Hoogerwerf |

| Topic | Discussion: | Motion By: | Motion: | 2nd Motion: | Pass / Fail: |
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| Meeting Minutes | 2/20/21 Minutes submitted for approval | Carl Cucullu | 2/20/21 Minutes approved as presented | Carl Cucullu | Passed |
| Treasurer Report | No report presented Reminder to all Committee Chairs that budgets are due by April Meeting | | No motion needed | | |
| ARC Committee | ARC Committee reviewed several ARC requests which they approved / disapproved as follows... DISAPPROVED - Margaret Anderson - Additional parking request not approved APPROVED - Dorothy Thomas - House painting request approved APPROVED - William Norton - Tear out old porch, redo same way. | .. | No motion needed - ARC Committee has handled all decisions under their authority | | |
| Grounds Committee | Fixing Hill - \$5000 budget to fix hill with grass and rock wall. Quotes have been received by several companies. Hydro seed the bank seems to be priority by all. Decision will be made to go into next years budget. By April the Committee should have better idea of what to recommend.. | | No motion needed. | | |
| Social Committee | If weather is good Phyllis is planning an Easter picnic / easter egg hunt. She will notify people if she decides to pull it together | | No motion needed. | | |

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| <p>Booher Counter-Offer to Compromise Agreement</p> | <p>Mr. Booher signed our Compromise Agreement Letter of 2/20/21 under the condition that he pay only half of the costs to correct the violation. The Board discussed the pros and cons of accepting Mr. Booher's counter offer specifically with regard to the appropriateness of utilizing HOA funds to correct the violation. After weighing the risks of incurring extensive legal costs to pursue our current situation against the likely lower cost of settling this dispute now, and considering the added benefit of restoring harmony to the neighborhood, the Board decided it may be in the best interest of the association to accept this compromise and settle the dispute provided it can be done within existing budget parameters and not incurring any additional cost to homeowners. It was also pointed out that by the HOA keeping the railroad ties it would help compensate for spending HOA funds toward the project. Within 7 days, the Grounds Committee will work the ARC Committee to obtain estimates and timelines for completing the project. The board will reconvene a special meeting to review the estimates and at that time make a final determination as to whether or not to move forward on the Compromise Agreement with Mr Booher's counter offer</p> | <p>Steve Pulliam</p> | <p>Within the next 7 days, the Grounds Committee and ARC Committee will contact Stewart to get a quote for cost to complete the project to the Board's satisfaction. The quote will be distributed to the Board and a special meeting of the Board will be scheduled by the President, as soon as possible thereafter, to make a final determination as to whether or not to agree to Mr. Booher's counter offer to the Board's 2/20/21 Compromise Agreement.</p> | <p>Phyllis Watson</p> | <p>Passed</p> |
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| <p>Governance Committee - Declaration & Bylaws</p> | <p>Gov Committee reported the only feedback received came from Manny. He wants to feel confident that joining the NCPA doesn't add a bureaucratic layer that, in any way, may now or in the future negatively impact the intent, or otherwise compromise, our governing documents... and/or to become a roadblock to homeowner acceptance of our new governing documents. The committee will address this concern in consultation with our attorney.</p> | <p>Phyllis Watson</p> | <p>Approve our Declaration and Bylaws for legal review.</p> | <p>Carl Cucullu</p> | <p>Passed</p> |
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| <p>Adjourn</p> | <p>Noon</p> | | | | |
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