<p style="text-align:center"><u>RAVEN RIDGE HOA</u>
<u>BOARD OF DIRECTORS</u></p>

<u>MEETING MINUTES</u>
Board Meeting
April 17, 2021

Call To Order:	11:009 AM ET
Roll Call:	Greg Hoogerwerf, Phyllis Watson (absent), Manuel Koutsourais,, Stephanie Hoogerwerf, Carl Cucullu, Ann Hart, Barbara Kistler, Steve Pulliam, Garrett Walker

Topic	Discussion:	Motion By:	Motion:	2nd Motion:	Pass / Fail:
March minutes	None	Carl Cucullu	Approved	Barbara Kistler	Pass
Special Board meeting minutes	none	Manuel Koutsourias	Approved	Ann Hart	Pass
Nominating committee	Ann will be getting nominations for the 2021-2022 board of directors. Three board members are completing the final year of their term. Nominations to the board need to have access to a computer to attend board meetings and be able to communicate with board members electronically.		none		
Governance Committee-Documents	The committee had the first virtual meeting with Tiffany Yates, an attorney with Canon Law in Waynesville. She will be sending the committee a list of potential problem areas in the Covenant and By-Law drafts. She informed the committee that legal expenses to finalize the governing documents may cost $3000-$5000-maybe less, maybe more, depending		none		

	on how many drafts are written. The committee will do everything possible to minimize the legal cost, but new documents are not an option as the existing original documents are antiquated and contain an amendment that will abolish the HOA in October 2022.				
Governance-Violation	The Booher Counter-Offer Response letter has not been signed and returned by Mr. Booher. The board agrees that a timeline for the project needs to be re-established.	Steve Pulliam	Greg will send Mr. Booher a new letter giving May 15th, 2021, as the final day that the violation must be corrected.	Carl Cucullu	Pass
Budget Planning	Budget increase for grounds: pavilion needs mildew removal, repairs and paint. The hill by the entrance needs stabilizing. Office supplies, postage and legal categories need to be increased. Also a discussion about legal fees coming up.		none		
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