

RAVEN RIDGE HOA
Annual Homeowner's Meeting
MEETING MINUTES
July 5, 2022

Call To Order:	12:04 PM ET
Board Members	Greg Hoogerwerf, Steve Pulliam, Bob Dodrill, Stephanie Hoogerwerf, Ann Hart, Carl Cucullu, Garrett Walker

1) Topic:	2) Discussion:	3) Motion by:	4) Motion:	5) 2nd Motion:	6) Pass/ Fail:
Quorum met 12 homes represented in person and 7 by proxy	Homeowners present: Garrett Walker (electronically), Scooter Skinner, Phyllis Watson, Anne Hart, Greg & Stephanie Hoogerwerf, Joyce Lewis, Steve Pulliam, Carl & Linda Cucullu, Katherine Vanderpool, Bob and Phyllis Dodrill, Barbara Kistler, Homer Allman	Proxies: Manny Koutsourais, Richard Phillips, Vicki Giles, Katherine Lockhart, Elizabeth Braxton, Bill Norton, Jeannie Burton			
President's comments	Homeowners welcomed to the 39th Annual Meeting. Four homes have changed ownership this year. Agenda was shared.				
Secretary report	Stephanie Hoogerwerf read the minutes from last year's Raven Ridge Homeowners Meeting.	Phyllis Watson	Motion to approve the minutes as read.	Linda Cucullu	Pass

Treasurer's Report	<p>Bob Dodrill distributed copies of the budget report. He explained the 2021-2022 budget ended June 30th with a surplus of \$1395.57. An outstanding check of \$500 for the power washing of the pavilion will come out of that difference leaving \$895.57. The new budget of \$30,000 for the 2022-2023 fiscal year was presented. A comment on the budget earmarks an anticipated expenditure of \$5000 from savings to be used to remove some dead trees and do some clearing of brush in the common areas.</p>	Carl Cucullu	Motion to accept the new budget .	Phyllis Watson	Pass
ARC committee	<p>Steve Pulliam stated there have been a few ARC requests this year. He also added that a new first aid box is being mounted in the pavilion.</p>				
Grounds committee	<p>Carl shared that the pavilion has been recently power washed and it will be completely repainted in the near future. The entry garden has been planted with a Blue Spruce as the centerpiece. He has resumed awarding The Yard of the Month with the Braxton cottage being the July winner. Several dead trees and some brush need to be removed and the board plans to use savings for this project instead of needing to charge homeowners a special assessment.</p>				
Social committee	<p>Phyllis Watson spoke about the success of the July 4th picnic and received a round of applause. She replanted the pavilion flower boxes and with the power washing and some pruning around the pavilion, it is very attractive. She thanked homeowners for contributing to the blue spruce at the entrance and stressed "keeping our connection."</p>				

<p>Governance committee</p>	<p>Stephanie Hoogerwerf explained the process of dealing with a reported concern on our website. The governance committee does not patrol, looking for violations, but makes recommendations to the board if there is a violation reported online. If the concern needs follow-up, the governance committee makes a recommendation on how to do so and correspondence is sent to the homeowner signed by the HOA president representing the board.</p> <p>Since Gary Walker, chair of the Governance Committee, led the recent "cow pasture development" neighborhood involvement, a short summary of Maggie Valley's new UDO and zoning map was given. Assurance that as the cow pasture property development continues, mobile and modular homes will not be allowed and the neighborhood will be notified of a planning meeting related to the property. Homeowners were thanked for their participation in writing letters to the Board of Aldermen and Planning Board and for attending city meetings regarding the adjoining property and the UDO.</p>
<p>Nominating committee</p>	<p>Anne Hart spoke about the candidates on the ballot: Carl Cucullu, Greg Hoogerwerf and Phyllis Watson and asked if there were additional candidates that were willing to serve and familiar with the Board Handbook. There were none. Greg Hoogerwerf and Phyllis Watson were elected to three-year terms to fill the vacated positions. Anne also encouraged participation in the committees and sign-up sheets were available..</p>

Meeting adjourned 1:19 PM ET

Respectfully submitted,
Stephanie Hoogerwerf
Secretary Raven Ridge Board of Directors