

RAVEN RIDGE HOA  
**MEETING MINUTES**  
**February Board Meeting**  
**February 18, 2023**

Call To Order:	10:02 AM ET
Board Members	Present: Greg Hoogerwerf, Steve Pulliam, Bob Dodrill, Stephanie Hoogerwerf, Ann Hart, Garrett Walker; Absent: Phyllis Watson.

1) Topic:	2) Discussion:	3) Motion by:	4) Motion:	5) Motion 2nd	6) Pass / Fail:
Secretary Report		Steve Pulliam	Motion to accept minutes from 1.7.23 Special Board Meeting	Phyllis Watson	Pass
Secretary Report		Bob Dodrill	Motion to accept 1.14.23 Special Board meeting minutes	Gary Walker	Pass
Treasurer's Report	Recent expenditures reported, including \$1500 to Maggie Valley water department to move our meter to a more accessible location and \$7854 to dig and install a new water line for the neighborhood. A pending expense of \$1500 remains to refill the slope where the water leak originally occurred once the ground has had a chance to dry out.				
Treasurer's report	Not all homeowners have paid HOA fees which were due Jan. 1 They became delinquent as of January 30th.	Gary Walker	Motion to have the treasurer send new statements with late fees included.	Steve Pulliam	Pass
Treasurer's Report	We discussed the handling of future unexpected expenses including new rules for managing our operating funds and reserve funds. We reviewed an example of a financial statement utilizing these new guidelines.	Gary Walker	A motion was made to accept the Fund Management amendment to our Board Handbook, but we decided to table the motion and revisit it in our March board meeting.	Stephanie Hoogerwerf	Tabled

ARC committee	Thanks to Steve Pulliam and Charles Burnett for their tireless work on the neighborhood water leak. The board members are personally purchasing a gift card for Charles to show our appreciation. Reminder - our porch railings are to be 2X6's				
Ground's committee	Stuart is preparing to mulch our common area landscaping beds soon.				
Governance committee	All homeowners' renting their cabins should now be informing the board of booking dates to ensure compliance with our 90-day rental maximum.	Gary Walker	Motion to begin violation process with "friendly reminder" on delinquent homeowners.	Stephanie Hoogerwerf	Pass
Governance Committee	The design committee had their first online meeting to explore adding and refining paint colors for our exteriors. Notes on this meeting, future meeting links, and other interesting info is accessible on our website - see the bottom of the main page.				

Adjourned 11:50 AM

Respectfully submitted  
Stephanie Hoogerwerf,  
Secretary Raven Ridge Board of Directors