

RAVEN RIDGE HOA
Annual Homeowners Meeting
MEETING MINUTES
July 5, 2021

Call To Order:	11:12 AM EDT by Greg Hoogerwerf, President
Board Members	Greg Hoogerwerf, Phyllis Watson, Manuel Koutsourais (virtual attendance), Carl Cucullu, Ann Hart, Steve Pulliam, Garrett Walker, Stephanie Hoogerwerf, Barbara Kistler (absent)

Prayer by Dot Thomas				
Pledge by Carl Cucullu				
Quorum met (23)	Attendance: Phyllis Watson Vicki Giles Ann Hart Stephanie Hoogerwerf Greg Hoogerwerf Garret Walker Scooter Skinner Charles Burnette Joyce Lewis Steve Pulliam Linda Cucullu Carl Cucullu Jim Booher Dot Thomas Bob Dodrill Phyllis Dodrill Yvonne McVann	Proxies: Katherine Lockhart Steve Holcomb L. Watson/C. Griner Elizabeth Braxton Homer Allman	Online Votes: Richard Phillips Garrett Walker Henry Skinner Manny Koutsourais Bill Norton Barb Kistler	Lots NOT represented: Steve Duncan, Cammie Dewey, Margaret Anderson, Katie Vanderpool, Tony Prontaut, Lee Reynolds, Terry McKee
President's comments	Greg Hoogerwerf, HOA president, spoke about the highlights of the previous year, emphasizing the effort of the board members and the homeowners and the great appearance of the neighborhood. He praised the new website and stated that much has been done to organize, improve and simplify ourselves, making the cost of hiring an HOA management company unnecessary. He said we have 4 new homeowners this year. He closed with thanking the board members past and present for their contributions and service.			

Approval of the minutes	2020 Homeowner's Meeting Minutes read by Stephanie Hoogerwerf	Motion by Linda Cucullu	Motion to accept the Minutes from the 2020 Homeowners Association	Seconded by Vicki Giles	Pass
Treasurer report	The budget report was distributed to those present and also posted on the website. The fiscal year ended on June 30th. Several of the category items were mentioned. Actual spending was \$853.56 over budget primarily for the legal cost of reviewing our amended documents. The new budget was presented. It reflects an 8% increase for improvement and maintenance in the common areas	Motion by Phyllis Watson	Motion to accept the Budget Report	Second by Vicki Giles	Pass
Governance Committee	Garrett Walker Introduced the Governance Committee members and described their efforts this year. First our website, www.ravenridgehoa.com was created to facilitate communication and the storage of minutes and		A written vote was taken to amend the Bylaws and adopt the Community Standards.		The Amended Bylaws were voted in. The Community Standards received 21 votes at the meeting (and later received the additional votes for required 75%). The Amended Declarations had notarized signatures from 20 homes at the time of the

	<p>governing documents. Then Rules and Regulations were written using a draft written by homeowners in 2016. The Board Handbook was written to guide the board with policies and procedures. The Declarations were revised using a draft that was written last year but not officially adopted. A tool called Community Standards was developed to aid the board and the homeowners with exterior appearance options/changes. Lastly the Bylaws were amended. Each document was reviewed and accepted by the board. The Rules and Regulations were published and mailed to homeowners in September 2020. The Declarations and Bylaws were sent to the homeowners in February with a virtual Q&A scheduled March 9th. With feedback</p>				<p>meeting (and later received the required 75%).</p>
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	<p>from the board and homeowners, the Declarations and Bylaws were sent to an attorney in April. Final drafts were hand-delivered and mailed to homeowners 6/21/21. Many hours and meetings were involved.</p>				
Grounds committee	<p>Chair, Phyllis Watson, stated the neighborhood has never looked prettier. She described some of the work done this year and plans to repair and repaint the pavilion next year.</p>				
Architecture Committee	<p>Chair, Steve Pulliam, described the process for requesting changes to the exterior of our homes and the desired outcome to continue to maintain and improve the neighborhood.</p>				
Nominating committee	<p>Chair, Ann Hart, introduced her committee and spoke to the homeowners about working together in committees. Three homeowners have been nominated to serve in the vacated board position. Scooter Skinner, Bod Dodrill and Steve Pulliam each spoke briefly about their desire to serve the community by being on the board. A written ballot vote taken. Steve Pulliam will be returning to serve on the board for 3 more years.</p>				

Meeting adjourned at 1:07 PM

Respectfully submitted,

Stephanie Hoogerwerf, Acting Secretary Raven Ridge HOA