

Raven Ridge Board of Directors Meeting June 13, 2020

Meeting held at the RR community pavilion

Call to order at 11 am, June 13, 2020

Quorum met with the following board members in attendance:

Steve Pulliam, Phyllis Watson, Carl Cucullu, Stephanie Hoogerwerf and Greg Hoogerwerf and Ann Hart and Maggie Phillips via Zoom connection

Absent: Katie Higgs and Henry Skinner

Jim Booher came to speak to the board before official board business began.

Mr. Booher brought up 2 letters: first, his response to Pat and Bob Ramer dated Oct 28, 2019 which was typed by Mr. Koutsourais and forwarded to the board since Mr. Booher does not own a computer and second his signed agreement with Steve Pulliam (representing the RR Brd) dated Nov 20, 2019.

Mr. Booher has not completed the terms of Nov 20 agreement and is now asking for the Board to work with him, quoting the last sentence in the November 20th agreement “we look forward to working with you in the future.” He said, rather than spend the time, effort and money on soil and seeds, he thought it could be better spent. He is submitting the architectural request form for a 2-car carport.

Mr. Booher did not bring an architectural drawing with him “because I am not an artist”, but stated it would be identical, in design and color to the one that Mr. Skinner had erected in his property. He then went on to say it may be a little bigger, maybe a little different but it will be in conjunction with everything that has been done around the community.

Mr. Booher said he already has tentative approval from the town planner Ron Hancock, and official approval will take place at the Maggie Valley Zoning meeting Thursday, June 18, 2020. He said he also has tentative approval for a permit from the Haywood County Building Inspector and now he is asking for the RR board’s approval.

Mrs. Ann Hart asked if the November 20th letter of agreement had been rescinded or has it been put on the table. What is being done with this letter signed by Mr. Booher and Mr. Pulliam?

Mr. Booher stated that the neighbors should have received notice of a meeting with the city regarding the variance he is requesting for the 2-car carport. No one in attendance has received this letter. Steve Pulliam stated the Ramers received the letter and requested in writing that he, (Steve), attend on their behalf.

Mr. Pulliam insisted that Mr. Booher did not abide by the November 20th agreement and asked why. Mr. Booher said he had decided to submit a request for a double carport and did not see the need to spend the money, but if it would make the board happy, he would throw a couple inches of dirt over the extended portion of his driveway.

Mr. Pulliam pointed out that the architectural requests must include plans and specifications in detail showing the nature, kind, shape, height, materials, and location of the exterior change. His request, a piece of paper handed to Pulliam before the meeting, does not meet the minimum requirements of an architectural request. Mr. Booher said that the reason it is incomplete is because he has not fully satisfied the variance from the town, the building permit, and the building planner from Haywood County. Both have tentatively approved what he wants to do.

Mrs. Stephanie Hoogerwerf asked what the variance is for. Mr. Booher responded that the variance from the town of Maggie is because the plans for his carport include construction one foot from the lot line and the city requires 10 feet. Mr. Booher states other carports in the RR community are on the property line, the posts are on the property line.

Mrs. Ann Hart indicated it seemed like a step had been omitted because she would think you have to go by the covenants and the bylaws of our homeowners association before you go to the town to get all this information. It seems you should be approved first by the board and then go over to the city and county.

Mr. Booher responded that it was Mrs. Pat Ramer who reminded him he needed to go to the town to get a variance before he could do anything. Mrs. Hart said she thought he needed to go to the board first and if it was approved then go further on to the town.

Mr. Pulliam said that Mr. Booher knew the board needed more documentation before we could vote on his request.

Mr. Pulliam asked, unless someone disagreed, that the architectural request should be done formally, as the covenants, bylaws and rules and regulations require and then resubmit the architectural request.

Motion was made by Maggie Phillips to do as Steve had said and Mr. Greg Hoogerwerf seconded the motion. Motion Passed unanimously.

Mr. Booher indicated he was still willing to put down soil and sod, even if he has to tear it up so he can hopefully, have agreement to a two-car carport.

Mr. Booher exited the meeting.

Mr. Pulliam made a motion to by-pass the reading of the previous minutes.

Motion approved

Next agenda item:

Treasurer Report: Mrs. Stephanie Hoogerwerf provided a copy of the financial report. The year to date totals are not complete because the fiscal year is not over until June 31, 2020 and not all receipts are in.

Only, \$87.20 of \$525 social budget has been used so we are good for the July 4th picnic expenses. We are in the red in capital improvement because we bought the golf cart battery, but then we sold the golf cart for \$1800, so we cleared about \$1,100.

Association dues are coming in. Since it can be confusing when account totals include revenue from the next year, the financial report will show next fiscal year HOA payments in a separate column.

Stewart Green of Buck Ridge Lawn Service performed some extra work for us this past year. He did an extra leaf blow off, extra early mow and the initial cleanup of a fallen tree. We also had two trees removed by Mario Cux. Therefore, the lawn maintenance will be over budget for the year. Mrs. Hoogerwerf recommended this category be increased from \$9,500 to \$10,000 or \$10,200 for next year.

Motion made by Mr. Carl Cucullo to increase the lawn maintenance budget from \$9,500 to \$10,200. Maggie Phillips seconded. Motion approved unanimously.

Mrs. Hoogerwerf stated that attorney fees exceeded the budget this year because of the legal opinions we needed and the work on the covenants, but an increase should not be necessary for next year.

Next agenda item:

Seal Coat and Crack Filling Proposal

Steve Pulliam reported that there are only two people in the area or three if we go to Brevard who do this type of work.

The estimate we have is from Custom Paving who originally did our job about 5 years ago. In Brevard, Suggs Paving Co, they don't do paving. They are a subcontractor of Custom Paving and we have that quote.

Seal Coat \$6,450.00 and Crack Fill \$1,700.00

Western North Carolina Paving works primarily with the department of transportation.

Mr. Pulliam recommended that at the annual meeting the membership take a vote on the expense of doing the road work. It is a big enough expense that the board should have the membership involved, without an assessment. The other board members agreed.

Next agenda item:

Charles Burnette's has requested filling in the drainage ditch on the community property between his home and Mr. Holcomb's for his additional parking. Because this was designed to promote drainage, the board's consensus is that it should not be done.

Mrs. Ann Hart made a motion not to allow this change to HOA property. Steve Pulliam seconded. Motion approved unanimously.

Steve Pulliam will contact Mike McKafee with the county to come and inspect the drainage.

Next agenda item: Board Nominations

Nominations for 20-21 board officers so far:

President: Greg Hoogerwerf

Vice President: Phyllis Watson

Secretary: open

Treasurer: Stephanie Hoogerwerf

At-Large:

Carl Cucullo

Ann Hart

Barbara Kistler

Steve Pulliam

Garrett Walker

Amended Covenant discussion:

Steve Pulliam states CCR section 5.03- regarding the 90 day rental part needs clarification. Steve Pulliam will contact Attorney Mark Wilson regarding more specific language on the 90 days rentals limit statement.

Attorney Mark Wilson provided us with the form to use for the homeowners to sign for the Amended and Restated Declaration of CCRs. He said we did not have to present the whole covenant packet to the individual because we have already done that via mail or email. The form contains the book and page number on record at the Haywood County Land Record office for each lot. This form will be given to the homeowners that are at the annual meeting and a notary will be available at that time. We will mail the form to absentee homeowners to have it signed and notarized themselves.

An assignment list was created by Stephanie Hoogerwerf to make sure each homeowner has personal contact with a board member to ensure that they have received the documents, read the documents and have questions answered on the Amended Covenants prior to the meeting.

No additional business.

Phyllis Watson made a motion for adjournment. Carl Cucullo seconded.

Meeting Adjourned at 1:27 pm