

Raven Point Homeowners Association

Annual Meeting Minutes

November 9, 2020

Prior to the meeting, copies of the President's Annual Report, Treasurer's Report and Minutes from the 2019 Meeting were distributed.

At 7:00 PM, the President, Bill Melvin, called the meeting to order. The President introduced the Board of Directors for the previous year.

Twenty-two lots were represented in person and fourteen proxies were submitted. A quorum was declared present.

Attention was called to minutes from the previous annual meeting. Joe Dewald moved to approve the minutes as written. The motion was seconded, and the motion carried.

TREASURER'S REPORT

The Treasurer reported that there is \$43,427.00 in the Association's bank account. A \$500 electric bill will be due before the end of the year, otherwise all expenses have been paid. Bill Melvin moved to approve the Treasurer's Report. Joe Dewald seconded, and the motion carried.

NEW BUSINESS

President Report

Dues collection for 2020 went very well. The Association is operating within the Budget. Documents have been filed and are up to date for tax returns, Annual Report with the State Corporation Commission, and the Common Interest Community Board. Also, the liability insurance policy was renewed.

Home Improvement Applications

The applications have been streamlined. The Association received three requests so far this year. There have been inquiries into fencing which do not require prior approval. Homeowners were directed to follow the guidelines implemented in the HOA covenants.

Raven Oaks Development

Raven Oaks is the third subdivision along with Raven Wing and Raven Pointe that comprises The Ravens. Recently, with the beginning stages of development on the Raven Oaks subdivision, serious concerns have been voiced by Raven Pointe homeowners. In the past, the President has had conversations with Glaize Developer as to the status of the proposed Raven Oaks subdivision property. The President reported that he had not been given any prior knowledge of the sale this summer to Richmond American. The movement of heavy equipment on the site prompted him to make a further inquiry to JP Carr at Glaize Developers. The sale of the property to Richmond American did not require public review of the site plans as they had been previously approved by the county for development.

The President expressed his concern over the blasting and large equipment that affect the homeowners of Raven Pointe. He has obtained copies of the site plans and landscaping of the proposed subdivision. He noticed two ponds for Storm Water Management. Also, it is important to note that Raven Oaks will have only two egress points, both will enter and exit onto Inverlee. The President has contacted VDOT to "line stripe" Inverlee for traffic flow. VDOT confirmed there are no plans for a stoplight at Inverlee and Route 50. Unfortunately, the future existence of 144 homes will create heavy traffic onto Inverlee. Recently, contact was made with Raven Wing, and they agreed to work as a united front on discussions with VDOT regarding future traffic issues. If anyone wants to see the full subdivision plans, the President will make them available for inspection.

The HOA sent questions to Richmond American about the Raven Oaks development plans and their answers will be posted on the website.

Taggart Drive and Summerfield Drive: The President has spoken in the past to Glaize Developer regarding further extensions of Taggart Drive and Summerfield Drive and possible access to and from Oakdale Crossing. There will not be access now or in the foreseeable future.

Alex Hewes recently spoke to JP Carr and confirmed that there is no present intention to sell the remaining undeveloped lots in Raven Pointe to Richmond American.

Registered Agent Status

The HOA will continue to use ***Incorporate.com*** as the Registered Agent. The professional corporation is beneficial to the HOA.

Nomination/Election of 2020 Directors

Bill Melvin, Joe Dewald, Natalie Evernham, Valerie Kramer and Bob Puttock agreed to serve on the Board for another year. There were no new nominations from the floor. They were unanimously elected to serve on the Board for 2021.

A meeting of the newly elected Directors will take place before the end of the calendar year. Officers will be appointed by the Board at that meeting.

Realtor/Title Company Disclosure Packets

There have been twenty packets requested this year for home sales in Raven Pointe. The requests have been either from a Realty Company or a Title Company. The HOA Board has set up a system to track these sales. The information obtained enables a better up-to-date listing of current homeowners. A fee of \$100 (\$50 from the seller and \$50 from the buyer) is being charged to cover administrative costs incurred by the Board.

The President thanked all of the volunteers who have donated their time so that the Association can keep the annual assessments as low as possible. The volunteers include Natalie Evernham and Brandy Schwab for billing, collecting and recording the annual assessments and for Natalie doing the required accounting functions and tax form preparations; Brandy for doing the quarterly newsletter; Brenda

Goodwin for serving as a one-person welcome committee for new residents of our community and for maintaining the public email list of residents; Dave Goodwin for collecting and removing litter from our streets on his long walks; the homeowners who maintain the landscaping at the two entrances to Raven Pointe; and Alex Hewes for legal assistance.

OPEN FORUM

Raven Oaks Subdivision

There was a discussion of recent daily blasting on the job site and results impacting the homeowners in Raven Pointe. Homeowners on Killaney Court voiced their concern and provided personal documentation. Ray and Darron Hicks (123 Killaney) presented researched materials into the affects the blasting has on the whole community.

The topics of discussion: (1) Validity of the seismograph readings taken by the blasting company at the time of the blasts. The intensity of the vibration from the blasts seems to be extreme, especially to the homes in closest proximity; (2) Possible county violation of square footage allotted for the common areas; (3) Homeowners concern of any underground pipe damage to water, sewer, and gas from the blasting and possible ground movement.

A pre-blast survey of the interior and exterior of a few homes had been accomplished prior to the blasting. The only advantage to those homeowners may be retribution for proven damages as a result of the blasting. Homeowners, that were not surveyed, observed visible cracks to their homes as well. President Melvin encouraged all homeowners to watch continually for any structural changes that might occur from the blasting. Homeowners may also want to contact their homeowner insurance companies regarding their coverage for this type of damage. The homeowner may want to request the assistance of their own insurance companies to inquire on their behalf and seek recovery for damages from the blasting company and/or other responsible parties.

President Melvin told the homeowners that he will contact the county regarding the concerns shared at the meeting.

Glo – Fiber

Glo-Fiber is an internet company that is now in the Winchester area. A homeowner inquired regarding the possibility of Glo-Fiber being installed in Raven Pointe. The Board did not have any information on Glo-Fiber. It was reported that there is a website people can visit to obtain information and express their interest.

Senseny Road

President Melvin reconfirmed that there will not be a traffic light onto Senseny Road from Oakdale Crossing in the foreseeable future. The high cost and offset of the streets into Oakdale Crossing and Windsor Hill prohibit a light. President Melvin will make a follow up call to VDOT regarding “Traffic Mirrors” at that site. He never received a call back with VDOT on their decision.

Crime Rate

There are no incidents to report. Homeowners are reminded to contact the Sheriff's office if they are aware of any violations. The outside houselights left "ON" at night seem to be a helpful deterrent.

HOA Dues

A HOA Board Meeting will be scheduled to discuss the dues.

The meeting adjourned at 8:05 PM

Respectfully submitted,
Valerie Kramer, Secretary