

Raven Pointe Homeowners Association

Annual Meeting Minutes

November 1, 2021

Prior to the meeting, copies of the President's Annual Report, Treasurer's Report and Minutes from the 2020 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.

Bill asked the homeowners to introduce themselves as there were a number of new homeowners this year. A quorum was met between members present and proxies received prior to the meeting.

Bill Melvin made a motion to approve the previous annual meeting. Joe Dewald moved to approve the minutes as written, and the motion carried.

Bill reminded the homeowners that the Annual and Board Meeting minutes are on the website. He emphasized that RPHOA must be typed to get to the correct website.

TREASURER'S REPORT

The Treasurer reported that there is \$46,549.01 in the Association's bank account. Presently, there are 123 homes in Raven Pointe. An additional 16 lots are owned by the Developer.

Natalie indicated that the Treasurer's Report will be on the website tomorrow.

Bill Melvin moved to approve the Treasurer's Report. Joe Dewald seconded, and the motion carried.

NEW BUSINESS

President Report

Bill began by thanking a couple of homeowner volunteers that have been and continue to be supportive in their contributions to the whole community. The legal advice from Alex Hewes on occasions has been invaluable; the community welcome person, Brenda Goodwin, also forwards HOA informational emails as well as keeping the email list current; Dave Goodwin walks the community daily keeping a watchful eye; Pete Sherman for keeping the HOA website updated; and Brandy Schwab, publisher of the community newsletter. The people of Raven Pointe make it a nice place to live!

One Logistics Park

A final decision was made that the former Carper's Valley Golf Course (200 acres) will now be a commercial property known as One Logistics Park. It was zoned as residential with some commercial. Years prior there were discussions of commercial development, but never materialized. Unfortunately, this year the Frederick County Planning Commission and Board of Supervisors approved the property to be commercially developed. One Logistics Park will consist of a one million square feet of storage with a Data Center. There is also a plan to build fuel pump station consisting of twenty-four fuel pumps impacting the streets of Coverstone and Inverlee.

Bill met with the Board of Supervisors (BOS), the Planning Committee and VDOT. He felt that VDOT would have stood “stronger” with the Subdivisions that are going to be impacted. Unfortunately, it looked like the BOS had made up their minds prior to the meeting based on what monetary (revenue) would be gained. Dave Stegmaier was the only BOS member to stand in support of the homeowners. The Sheriff’s office shared our concerns as well.

“No Through Truck Traffic” Signs

The streets of Inverlee, Flanagan and Custer could be heavily impacted by truck traffic. The Board is going to be contacting VDOT to initiate the approval and installation of “No Through Truck Traffic” signs on those roads. The signs would prohibit truck drivers entering the subdivisions.

Raven Oaks Subdivision

The approval of the development of 142 homes in the Raven Oaks subdivision will create congestion entering Inverlee. The development will have two egresses. Those egresses will join Taggart and Kinross that enter Inverlee from Raven Wing and Raven Pointe communities.

Summerfield Drive

Alex Hewes contacted Glaize Developers regarding the further development of Summerfield Road. There are 11 remaining lots. Trees are to remain between the homes on Summerfield Road and backing up to Killaney Court. A Killaney Court homeowner inquired if there would be a sufficient tree separation between the two streets. There will be an “open area.” The HOA will be responsible for the open area, the storm management system (man-hole type structure).

Taggart Road Sign

This month the Director of the Planning Commission had the sign replaced.

Home Improvement Applications

Homeowners were reassured that the application process for home improvements was easy to complete and submit. It is a benefit for the homeowner to get the Board’s approval before beginning a project. It would help to eliminate any future questions or concerns upon the sale of the property.

NOMINATIONS OF 2022 DIRECTORS

The existing Board agreed to remain as the Board of Directors. Bill Melvin also opened the floor to accept any nominations. There were “No” nominations.

OPEN FORUM

Listed below are the inquires and/or discussion from homeowners and/or responses from the Board:

- Summerfield Road is platted for 16 lots.
- The Ravens Subdivision will never be connected to Senseny Road via Underwood Road.
- There is no intention to remove the barrier that blocks the road connecting to Fairfield Drive. Four or five lots would have to be platted and built on before there would be a connection.
- Regarding the farm that is adjacent/behind Raven Pointe and Raven Oaks. The owner of the farm has no intention of selling her property. The farm cannot be taken by the county or state by eminent domain. Inverlee will not be extended to Senseny Road.
- A homeowner inquired about Senseny Road becoming four lanes in the future.
- A homeowner suggested talking to the owners of One Logistics Park from the viewpoint as future neighbors. The intention would be to point out to them, "How can we comfortably maintain living next door to each other."
- It was noted that One Logistics Park will sit on a designated 100 year old flood-plain. This raises the question, "How adaptable is placing a future gas station near that flood-plain?"
- There is a homeowner that sits on the property of the future One Logistics Park. He has a lawsuit against them. He does not want to sell his property. Unfortunately, where his house is located offers him no alternative.

LED STREETLIGHTS

Shenandoah Electric will be replacing streetlight with LED lights. The light radiates down and not up. Rappahannock Electric have not changed to LED.

GLO-Fiber

They will start installing in the neighborhood in March 2022. They will reach out to the HOA and will start once they make contact.

NEIGHBORHOOD CAR SPEEDING

Bill Melvin will reach out again to Sheriff Gosnell that the speeding is not pertaining to just one street, but throughout the neighborhood.

The meeting adjourned at 8:05 PM

Respectfully submitted,
Valerie Kramer, Secretary