

Raven Pointe Homeowners Association

2015 Annual Meeting Minutes

February 7th, 2015

1. Call To Order

- The meeting was called to order at 7:10 PM, by Pete Sherman, HOA Board President

2. Attendees:

- HOA Board members present were Pete Sherman, President, and Dan Schwab, Director / Interim Vice President.
- HOA Board members not present were Lori Kovich, Treasurer, Leslie Kibbe, Secretary, Jeff Weiss, Vice President (Stepped down in September 2014)
- 23 HOA members were present, representing 15 properties
- 2 proxy votes were also authorized and on record

3. Approval of 2014 Annual Meeting Minutes

- The meeting minutes from the 2014 Annual Meeting were provided to attendees via handout. With no questions or concerns regarding the minutes raised by the attendees, a motion, second and approval were received to incorporate the minutes into the permanent record

4. Annual Report from the President:

- Pete provided the Annual Report from the president both verbally and via handout. No questions or concerns with the report were raised by the attendees
- Note: The presidents report is included in the addendum of these minutes

5. Annual Report from the Treasurer:

- Katelyn Poffenberger provided the Treasurer's report on behalf of Lori Kovich, the HOA Board Treasurer for 2014. Handouts of account activity and budget forecasts / actuals were also provided. Katelyn detailed the percentages of overall expenses for the year and beginning and ending account balances:
 - i. Beginning account balance for 2014: 25,115.21
 - ii. Ending account balance for 2014: 26,778.13
- Pete Sherman provided a brief statement regarding the annual dues remaining at 95.00 for 2015, noting concerns for a potential increase in landscaping expenses in the future
- With no questions raised by the attendees, a motion to incorporate the Treasurer's report to the permanent record was received, seconded, and approved by the quorum

6. Nomination / Election of Board Members for 2015:

- Pete provided a brief overview of the election process and requirements as dictated in the bylaws

- All 2014 board members elected not to serve again in 2015, so the floor was opened for nominations for 3-5 new board members
- Brenda Goodwin received a nomination, but politely declined to serve
- Katelyn Poffenberger, Tom Tandy, Brandy Schwab, Ann-Marie Utz (in absentia) and Valerie Kramer received nominations, seconds, and all agreed to serve. They were all elected by unanimous vote of the quorum

7. Open Forum / Questions

- A question was raised as to when the annual meeting was held, as it has previously been in January, and weather can reduce the number of attendees. Alex Hewes, legal advisor to the board, stated that the bylaws indicate October, but it can be any time of year provided it does not exceed 12 months from the previous annual meeting
 - i. ACTION: The new 2015 board will determine if a change to the annual meeting date will be made and communicate to the HOA appropriately
- A concern was raised about the poor condition of the paint on the fire hydrants in the community, specifically on Taggart
 - i. ACTION: The new 2015 board will address the issue communicate to the HOA appropriately
- A question was raised about nuisance issues, specifically noise. It was noted that there are nuisance clauses in the Covenants, but Alex had previously indicated to the 2014 board that they are not applicable to noise, and that issues of this type are outside the purview of the board. It was ultimately suggested that violations of noise ordinances be addressed by the county. However, the 2015 board may wish to communicate to homeowners to try to minimize the issue
- A question asked about when the roads will be expanded, specifically Summerfield and / or Inverlee. There was significant discussion about Inverlee, as it had been communicated in previous years that Inverlee would eventually extend to Greenwood Rd.
 - i. ACTION: The 2015 board will investigate this, providing details and timelines if available
- A question was raised regarding future expansion in the area. Tom Tandy, recently being in contact with J.P. Carr, stated that development could continue with the 11 open lots in Raven Pointe, or that they may begin work on the next Community, Raven Oaks, planned for the south / east side of Inverlee. There were no firm commitments on any new development plans provided by Mr. Carr.
- An update was requested on an item captured at the 2014 annual meeting regarding allowing tenants to be included in the community directory. Pete and Brenda Goodwin advised that the 2014 board determined that they indeed can, but will be notated that they are tenants. Pete added that this is technically not required as it is a community directory, not an HOA directory

8. Adjournment

- After no further questions or issues being raised from the floor, a motion was made and seconded to adjourn the meeting. It was then adjourned at 7:55 PM

ADDENDUM:

Raven Pointe Homeowners Association

Annual Report from the President - 2014

I would like to update everyone on our activities and accomplishments throughout the year. First off, there has been some growth in our neighborhood!

- 4 new homes constructed
- 4 new homeowners joining our community

We now have 106 lots occupied, with 8 still being owned by Glaize, the developer

The objectives for the board this year were simple: Work to maintain the high quality of life our community offers, carry out our responsibilities on behalf of our residents and work to resolve any conflicts that may arise. Given that it has been such a quiet year, we do feel we have achieved these objectives. With that said, below is a brief list of board related activities / accomplishments for the year:

- We met as a board a total of 5 times throughout the year, with a great deal of board related activity also occurring through email
- We have secured general liability insurance covering the common areas
- We have secured liability insurance for the board members for another year
- We have reviewed and approved no less than 5 homeowner requests for home improvements
- We have taken action on many issues raised by homeowners throughout the year, resolving them where possible, or offering to mediate disputes that were outside the purview of the board
- Retained the ravenpointehoa.org domain and website for another year, and updated the website with meeting minutes, bank reconciliations and other information as needed
- Responded to a great many requests for information, communication or other questions via the website, or ravenpointehoa@yahoo.com email address
- Working with some wonderful volunteers, we sponsored and held the annual neighborhood social in September
- Lori Kovich (our Treasurer) has managed the homeowner directory for the majority of the year. (She has recently passed the responsibility to Brenda Goodwin, thanks Brenda!)
- We have sent a great many emails out to our email list with general updates about our area, or at the request of homeowners

We could not function as a board without the gracious assistance from many individuals in our community. Special thanks to the following individuals for their assistance this year:

- Alex Hewes, for all of his advice, guidance and support to the board from a legal perspective, as well as acting as the "tip of the spear" on our behalf when needed
- Tom Tandy, for his long standing service to the community, working to "keep the lights on" by reporting streetlight outages, and for being a valuable voice of reason when his advice was requested

- Brenda Goodwin, for taking over the responsibility of maintaining and distributing the neighborhood directory, as well as her ongoing efforts to personally welcome all new residents to our community
- Everyone within our community that assisted with the planning or participated in the neighborhood social / BBQ this past September!

Respectfully submitted by Peter A. Sherman, RPHOA President, January 26th, 2015