

**Raven Pointe Homeowners Association**  
***Annual Meeting Minutes***  
**1 October, 2018**

Prior to the meeting, copies of the Annual Report, Treasurer's Report and Minutes from the 2017 Annual Meeting were distributed.

At 7:00, Bill Melvin called the meeting to order.

Bill Melvin introduced the Board of Directors for the previous year. Each of the members present introduced themselves.

Thirteen Lots were represented in person and ten proxies were submitted. A quorum was present.

Attention was called to the minutes from the previous annual meeting. Bill Mergler moved to approve the minutes as written. Tom Tandy seconded, and the motion carried.

**TREASURER'S REPORT**

There is over \$40,000 in the Association's bank account.

There are currently 117 lots and all dues have been paid for 2018.

\$5,217.77 in budgeted expenses. The proposed budget for 2019 is the same as 2018.

There was an unexpected expense of over \$1,100 to repair the sign at Route 50 and Inverlee Drive. This was unbudgeted, but reserves were used to pay for the work done. The two lights that needed to be replaced were replaced with LED bulbs that will reduce our future costs.

Tom Tandy remembers that the agreement with Raven Wing was that Raven Pointe would pay all the electricity of the sign and that Raven Wing would pay for all maintenance of the sign. The Board was under the impression that the landscaping of the sign was their responsibility and everything having to do with the lights was our responsibility. Bill Melvin will look into the matter.

Charles Perdue moved to approve the Treasurer's Report. Tom Tandy seconded, and the motion passed.

**OLD BUSINESS**

**Open Ground**

After extensive research into the matter, the Board has learned that the land behind the houses on the east side of Summerfield Drive is not owned by Glaize, but by VDOT. This land will never be transferred because of this. As a result, the HOA will never be responsible for this land as open ground. It will remain a VDOT right-of-way and buffer.

Bill Melvin provided a map of ground that will one day become open ground owned by the HOA.

**Membership Dues**

As discussed at the last meeting, the dues were reduced to \$80.00 from \$95.00. This amount is likely to remain the same for 2019. Eventually, the HOA will have maintenance costs that will force the dues higher.

**Maintenance of the Grass Along Inverlee and the Walking Trail**

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VDOT owns the land along Inverlee and Glaize Developments owns the walking trail. The Board has initiated conversations with VDOT asking them to maintain the grass and they are doing a good job of mowing more frequently.

**Recognition**

The Board would like to thank Phil and Monica Schultz for maintaining the sign on Cahille Drive. Tom Tandy pointed out that Monica was power washing the sign that morning.

**NEW BUSINESS**

**Home Improvement Projects**

Approval is required and the Board wants to make it as painless as possible. Procedures are listed on the website.

**Drainage Issues**

A question was raised about a stream behind properties on Killaney. There has been a lot of water this year, causing more problems than usual. Bill Melvin invited the homeowner to stay after the meeting to give details of the issue. Several other members spoke about water easements. Bill Melvin invited further information with the possibility of following up with the Virginia Department of Environmental Quality. Bill Melvin thanked Clyde Vaughn for helping his neighbors with several drainage issues.

**NOMINATION OF OFFICERS**

The current Board members have agreed to serve again if there is no one else who volunteers. It was announced that Brandy Schwab prefers to take a break from service as a Director but agrees to serve for a short time as the Board looks for a volunteer to take her place.

Bill Melvin nominated Natalie Evernham, Brand Schwab, Joe Dewald and Valerie Kramer to serve on the Board for another year. Tom Tandy seconded, and the motion carried.

Tom Tandy nominated Bill Melvin to serve on the Board for another year and Bill Mergler seconded. The motion carried.

**OPEN FORUM**

Hope for a traffic light at Senseny Road and Crestleigh Drive was expressed. Tom Tandy shared that VDOT previously advised him that a light there would cost one billion dollars. VDOT has done traffic studies. Oakdale Crossing doesn't have an HOA, but owners have asked for help with traffic problems. The Sheriff's Office has increased patrols and handed out many tickets in that area.

At 7:45, Tom Tandy moved to adjourn the meeting. Charles Perdue seconded, and the motion carried.

Respectfully submitted,

Brandy Schwab, Secretary