

Raven Pointe Homeowners Association
Meeting Minutes
November 17,2020

Present: Bill Melvin President
Joe Dewald, Vice President
Natalie Evernham, Treasurer
Valerie Kramer, Secretary
Bob Puttock, Director
Alex Hewes, Lot Owner

At 7:02 PM Bill Melvin called the meeting to order.

Bill Melvin offered proposed agenda for the meeting and thereafter moved to approve the proposed agenda. Bill Puttock seconded the motion and motion carried.

Bill Melvin next moved to accept the minutes of the previous regular Board meeting as written. Joe Dewald seconded the motion and the motion carried.

Treasurer's Report

The balance of the checking account as of November 17, 2020 was \$43,263.69. The year ending payment of the electric bills will be all that remains in December. There are no other outstanding payments due by the HOA.

OLD BUSINESS

Election of Officers

The Board members will remain in their positions: Bill Melvin, President, Joe Dewald, Vice President, Natalie Evernham, Treasurer, Valerie Kramer, Secretary, Bob Puttock, Director. The Board accepted the elected nominations to their positions.

Annual Homeowner Dues

Bill Melvin moved that the Homeowners Annual Dues for 2021 remain at \$80.00. The motion was seconded by Joe Dewald and the motion carried.

Property Transfer Tracking

Bill Melvin presented an outline for the Standard Operating Procedures for the processing of the Disclosure Packet used for home sales. The packet can be downloaded by Realtors and/or Title Companies off the Raven Pointe website. The packet information enables the HOA to stay current with homeowners that are moving in or out of Raven Pointe. The Disclosure Packet information that is now on the website is being reviewed and updated. Bob Puttock will monitor the packet requests and update the address with the new homeowners.

NEW BUSINESS

Annual Meeting Issues

The homeowners Ray and Darron Hicks along with Bernie Wilhite attended this part of the meeting via Zoom. They were invited to further discuss issues that were initiated at the Annual Meeting, regarding blasting at the Raven Oaks Development. They had additional information obtained after the annual meeting to share with the Board.

Ray Hicks contacted his Homeowners insurance company and there is “no” provision to cover damages as a result of “earth movement.” He contacted the gas, electric and water companies to make them aware of his concerns, that the blasting might be creating in and around his home. The Hicks and Bernie Wilhite noted that visible cracks in their homes are on the same side of the house that face the blasting area.

After further investigation of other county government agencies, they also discovered that the Department of Public Works and the Fire Marshall are involved in overseeing “site” work.

Both homeowners were curious why the County Planning Commission would “approve without review” Raven Oaks, that seems to be substantially a different land development proposal then when the land was originally approved.

In addition, the homes on Killaney Court that were pre-surveyed were house number 123, 124, and 125, all located in the court at the end of the street. The houses are adjacent to Inverlee and across from the land development site.

Website Posting

An overview of the Raven Pointe HOA website under **Important Documents (Meeting Minutes)**, revealed that previous copies of the Board and Annual minutes were not available. Bill Melvin is currently in the process of updating and forwarding those minutes to Pete Sherman to update the website.

OPEN FORUM

There was no additional business to be discussed.

The meeting was adjourned at 8:06 PM.

Respectfully submitted,
Valerie Kramer, Secretary