

Raven Pointe Homeowners Association  
Meeting Minutes  
April 26, 2021

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

At 7:05 PM Bill Melvin called the meeting to order.

Bill Melvin offered proposed agenda for the meeting and thereafter moved to approve the proposed agenda. Bob Puttock seconded the motion and the 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 April 26, 2021 was \$50,877.21. There are no outstanding bills, to include the electric bills, owed by the RPHOA Board. Natalie Evernham was reimbursed in the amount of \$37.90 to cover the purchase of printer's ink.

Bill Melvin made a motion to reimburse Alex Hewes for \$25.00, that he previously paid to CSC on the behalf of RPHOA. Joe Dewald seconded the motion and the motion was carried.

#### **OLD BUSINESS**

##### **Homeowners Dues Status**

A reminder letter will be sent to the two remaining homeowners, that are overdue on their 2021 HOA Dues payment.

##### **Property Transfers**

Bob Puttock received and updated the contact information for Sharon Renalds (106 Doolin Ave.) from her family.

##### **Microsoft Account**

Bill Melvin had researched the possibility of transferring the HOA accounts from Dropbox to Microsoft 365. The Microsoft Family plan would allow up to five people on the account. The Board Members would have accessibility to all of the documents generated by the HOA Board. In addition, Microsoft provides extra security and lots of available storage. Bill will begin the process of setting up the account for the Board members to join and transfer documents from Dropbox to Microsoft.

## **Blasting Damage Update**

The Board was updated regarding legal action that is being taken by homeowners, that incurred property damage created by the blasting on the Raven Oaks Subdivision.

## **NEW BUSINESS**

### **✓ Adopt Interpretation of Covenants Regarding Conservation Easements**

On February 25, 2021, JP Carr of Glaze Developers informed RPHOA that there is a Conservation Easement bordering the Underwood Subdivision behind the lots on Taggart and Summerfield Drives. The Conservation Easement maintains a 30 ft common and maintenance areas.

The February 25, 2021 letter to Board from JP Carr was (in)formally adopted as a resolution by the Board and countersigned by Bill Melvin.

## **Boat on Cahille**

Bill Melvin contacted the homeowner on Cahille Drive regarding the boat being stored on the driveway. The homeowner informed Bill that they were waiting for parts that had been order.

## **Carpers Valley/Governor's Hill**

Bob Warfel of Raven Wing brought to Bill Melvin's attention that there is a proposal to Rezone the Capers Valley/Governor's Hill land to a Light Industrial Park. He had been in contact with Dave Stegmaier, a Board of Supervisors member. On April 21, 2021 The Board of Supervisors deferred the proposal to the Planning Commission Meeting to be held on June 2, 2021.

The Board discussed the major impact of Carpers Valley becoming an industrial park. It would include large trucks entering and exiting on to Route 50, increase traffic volume and congestion as well as safety concerns, to name just a few. It will be in the best interest of the Board to research the probability and share with the other area subdivisions.

## **Homeowners Project Request**

Dan and Brandi Schwab on Summerfield Drive submitted a proposal for a deck addition. The addition was approved by the Board.

## **OPEN FORUM**

### **Website Posting and Monitoring**

#### **Streetlight outage reporting procedures**

The procedures as posted on the website for reporting streetlight outages is working. Bill requested the Board to periodically monitor the website to make sure current information is available.

**Summerfield Drive Extension**

JP Carr of Glaize Developers has confirmed the eleven undeveloped lots remaining on Summerfield Drive are to be developed soon.

The meeting was adjourned at 8:00 PM

Respectfully submitted,  
Valerie Kramer, Secretary