

Raven Pointe Homeowners Association
Meeting Minutes
August 24, 2021

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

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

Bill Melvin offered proposed agenda for the meeting and thereafter moved to approve the proposed agenda. Joe Dewald 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 August 24, 2021 was \$47,947.43. The outstanding HOA Dues have been collected. Payment was made to the Winchester Post Office for the yearly renewal of the RPHOA mailbox.

OLD BUSINESS

Homeowners Dues Status

All HOA Dues have been collected and recorded.

Property Transfer Status

Bob Puttock reported that the property transfers with the new owners' information has been recorded to the "Master Copy." The Administrative Fee (\$100) charged by the RPHOA for documentation requested from either the Realtors and/or Title Companies is up to date.

The Administrative Fee collected will be distributed equally between Bob Puttock and Natalie Evernham. The service they render will be tracking the requested information prior to the house sale and after the sale transfer. A timeline distribution of the Administrative Fee collected will be determined by Bob and Natalie.

Blasting Damage Update

A settlement was reached between the homeowners and the Blasting Company. The settlement was for damages incurred to the homeowners' property as a result of the blasting that took place on the Raven Oaks Subdivision.

Microsoft Account

Bill Melvin has further researched and purchased the latest edition of the Microsoft Family Plan. The plan allows each Board Member accessibility to all the documents generated by the HOA Board. The members that already have an account with Microsoft will be reimbursed by Microsoft after transferring their account to the HOA Microsoft Family Plan. Bill Melvin was reimbursed the purchase amount of \$99.00.

One Logistics Park Update

The RPHOA Board and Residents of Raven Pointe, Raven Wing and Oakdale Crossing were very disappointed with the Frederick County Board of Supervisors, regarding their **Approval** of One Logistics Park. A Database has been established by RPHOA of people wanting to be informed on any further developments of the One Logistics Park project. The other subdivisions affected expressed their sincere gratitude to the RPHOA Board for the hard work in obtaining and sharing of vital information.

A Raven Wing resident thanked the Board and shared an article on the environmental impact One Logistics Park could have on our area. The article sited a different locale, but similarities to the overall outcome were noted.

The Board will continue to further monitor the upcoming development of One Logistics Park.

Registration with State Corporation Commission

The annual registration is to be paid by the end of July. The annual fee is \$35.00. Payment has been sent.

Common Interest Community Board

The annual renewal fee of \$80.00 was due and paid.

NEW BUSINESS

Trailer on Cahille Drive

The boat at the end of Cahille Drive has been successfully removed. An inquiry will be made into the status of the camper on Cahille Drive.

Homeowners Project Request

Approval and signatures were obtained from the Board members regarding recent Homeowners Building Improvement requests.

Unitary Tax Report

As an HOA we need to fill out a survey to determine our tax liability, if any.

OPEN FORUM

Website Postings

The Website overall is doing well. There are still a few persistent problems needing attention. The Home Improvement Form has now been updated. Bill Melvin recommended to the Board Members to look at the website and see if there is anything else that needs to be added.

The meeting was adjourned at 7:40 PM

Respectfully submitted,
Valerie Kramer, Secretary