

Raven Pointe Homeowners Association

Meeting Minutes

August 27, 2019

Present: Bill Melvin, President
Joe Dewald, Vice President
Natalie Evernham, Treasurer
Valerie Kramer, Secretary
Director Position (Vacant)
Alex Hewes, Lot Owner

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

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

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

Treasurer's Report

The balance of the checking account as of August 27, 2019 was \$43,564.01. The yearly insurance premium for the HOA in the amount of \$1,064.00 was paid. Natalie confirmed that the "Autopay" with Rappahannock Electric Cooperative is now activated. Bill Melvin moved to accept the Treasurer's Report. Valerie Kramer seconded the motion and the motion carried.

New Business

The position of Director has been vacated by John Noland. Appointment of a new Director to the Board will be announced and voted on at the Raven Pointe HOA Annual Meeting in October.

Security issues

The Board discussed the recent incidents of attempted thefts in the neighborhood. Fortunately, resolved without incident.

Security product discounts

The Board has been contacted by a security systems provider. Bill Melvin had the information included in the Summer 2019 Newsletter and by email. Bill contacted the **Ring Home Security** representative and researched information available to the homeowner. There are security systems available for both inside and outside the home, that can be purchased. Bill plans to share the information at the Annual Meeting in October. The provided information passed on by the Board, is not an endorsement of the product.

Coyote Issue

There are coyotes that have inhabited the farm area behind Summerfield Drive. At times they can be seen. The Board decided that as a "safety" measure, an email should be sent to the homeowners to make them aware of it. The email will also contain source information from the Virginia Department of Game and Inland Fisheries.

Old Business

Policy on easement issues

The Board at the May 14, 2019 meeting discussed considering a policy written and adopted to deal with encroachment issues for the future. The Board agreed at the August 27, 2019 meeting to proceed and devise a policy.

Dues from Foreman Builders

The Board will contact JP Carr and the homeowner on Summerfield Drive, who is having a house built by Foreman Builders. The Board needs to have clarification who owns the property. There is a possibility that the 2019 HOA Dues need to be pro-rated between the responsible parties.

Rappahannock Account/Streetlights

The account has been activated as previously mentioned in the Treasurer's report. Bill Melvin stated that Shenandoah Valley Electric Cooperative had been in the neighborhood. Bill inquired what SVEC was installing on the streetlight poles. In calling for a workorder, the nine digit number installed on the pole helps to identify which streetlight that needs to be repaired.

Annual Meeting – October 1, 2019

The Board decided to have refreshments (Heavy hors d'oeuvres) at the Annual Meeting this year in lieu of a picnic. The amount of food purchased will consider the attendance total from last year and any possible additions this year.

Fourth Quarter Board Meeting

To comply with the Deed of Dedication, **Due Date of Assessment**, the meeting will be scheduled after the Annual Meeting. The meeting must convene no more than 30 days prior to the HOA Dues Invoices being mailed out.

The meeting was adjourned at 7:40 PM.

Respectfully submitted,
Valerie Kramer, Secretary