

Raven Pointe Homeowners Association  
Meeting Minutes  
December 6, 2021

Present: Bill Melvin, President  
Joe Dewald, Vice President  
Natalie Evernham, Treasurer  
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. Bob Puttock seconded the motion and the motion carried.

Bill Melvin 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 December 6, 2021 was \$45,247.42. A reimbursement check in the amount of \$167.58 was given to Bill Melvin to cover the cost of refreshments at the Annual Homeowners Meeting.

#### **OLD BUSINESS**

##### **Property Transfer Status**

There were three properties that were transferred in 2020, The HOA Administrative Fee was collected in the amount of \$300 (\$100 each). The remainder of 2020-2021 there were 16 property transfers totaling \$1,600. The procedure for collecting the administrative fees from the Broker/Title Companies seem to be working smoothly.

##### **One Logistics Park**

Bill Melvin and Alex Hewes were able to meet with the partners of the Wickshire Group (Developer) of One Logistics Park. They shared there was a third partner/investor known as the Meriden Group that was also researching what type of business would occupy One Logistic Park other than a Distribution and Data Center. The developer indicated at this time there were no plans for a Truck Stop and/or convenience store to be built. They would only consider it if a Distribution and Data Center requested it.

Bill and Alex suggested they possibly consider a better use for the property. Hopefully, considering the safety of the community by eliminating additional truck traffic.

At this time, there is no building anticipated because VDOT must develop, approve and build accessible roadways to the development. Road construction is slated sometime in 2022.

### **Elect Officers**

The Board members agreed to remain in their positions: Bill Melvin, President, Joe Dewald, Vice President, Natalie Evernham, Treasurer, Valerie Kramer, Secretary, and Bob Puttock, Director. The Board appointed the officers to their Positions.

### **Annual Dues**

Joe Dewald made a motion that the RPHOA dues remain at \$80.00 for the year 2022. Bob Puttock seconded the motion and the motion carried. Invoices will be mailed out in December.

### **POD Storage on Cahille (Raven Wing)**

The POD storage container has been parked at a home located on the corner of Kinross (Raven Wing) and Cahille (Raven Pointe) for years. It is an eyesore to the neighborhood. Bill Melvin attempted to locate someone on the Raven Wing HOA Board and fortunately was able to contact the new President.

### **Common Area Maintenance**

A request from a homeowner that the large tree on Cahille near the Raven Pointe entrance sign should be removed. The tree is overgrown and blocking the sign. Bill Melvin will contact a lawn service to check the tree and the rose bushes around the Raven Pointe sign on Taggart adjoining Inverlee. He will also have the landscaper check the main Ravens sign on Rt. 50 as well. Raven Pointe and Raven Wing share the responsibility of that sign.

The sign on Cahille is also showing wear and tear. Bill discovered that the sign is not a masonry material. He plans to use a spray that was recommended to him to try and clean it.

### **"No Through Truck Traffic" Signs**

The HOA will recommend and monitor, if approval is given by VDOT to their placing of "No Through Truck Traffic" and "Alternate Route" signs at the entrance of Custer and Inverlee, as One Logistics Park develops.

Joe Dewald inquired if the HOA had heard anything from VDOT regarding the placement of the Inverlee sign on Route 50. Bill Melvin will check on it.

### **OPEN FORUM**

#### **Website Postings/Monitoring Update**

Bill Melvin periodically checks the Website Postings. Bill along with the help from Brenda Goodwin have added a form for homeowners to update their emails as needed.

Pete Sherman advised Bill Melvin that he is no longer able to be the RPHOA Webmaster. Alex Hewes suggested the Board check with "Go Daddy" to maintain the service. Bill could possibly be taught by "Go Daddy" so the Board could maintain the website in the future. Bill asked that as the Board, that we monitor the website as well.

### **Adjournment**

Bill Melvin made a motion that the meeting be adjourned at 7:46 PM. Joe Dewald seconded the motion and motion carried.

Respectfully submitted,  
Valerie Kramer, Secretary