

Raven Pointe Homeowners Association
Meeting Minutes
5 August 2024

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

At 1902 hrs. Bill Melvin called the meeting to order.

Bill Melvin offered a proposed agenda for the meeting and thereafter moved to approve the proposed agenda. The motion was seconded, and the motion carried.

Joe Dewald moved to accept the minutes of the 3 June 2024 regular Board meeting, as submitted. The motion was seconded, and the motion carried.

Treasurer's Report

The balance of the checking account as of 5 August 2024 was \$47,543.60. One (1) Administrative Fee from a Title Company was disbursed.

A motion was made to accept the treasurers report. The motion was seconded, and the motion carried.

OLD BUSINESS

Property Transfer Status

There has only been one resell transfer, otherwise, no active sales to report.

Dues Status

Presently, there is one (1) homeowner who has not paid their dues. Alex is preparing the paperwork to file a lien on the property. Alex will send one final letter to the homeowner before filing the lien.

The streetlight that was approved at the last board meeting has been paid for and construction should be starting soon.

NEW BUSINESS

Gallop Web Services (GWS) was contacted to provide a quote to assume responsibility for maintaining our website. The quote was received and seems to provide all services that we require. A few questions remain and Bill Melvin agreed to contact the company and verify that their quote does meet our requirements. If that is the case the board approved letting the contract for the phase one services only at this time.

OPEN FORUM

The State Corporation Commission registration and Annual Report have been submitted.

The recent passage of the Corporate Transparency Act (CTA) places a requirement on the HOA to file a report with FinCen which is part of the Internal Revenue Service. Alex provided some background and will provide details of what must be provided. The report is due by January 1, 2025.

It was confirmed that this year's annual meeting will take place on 28 October 2024. Planning can start now. We will serve refreshments just as we did last year.

It is time to generate the Fall Newsletter. At a minimum the following items need to be addressed:

- Annual Meeting Date, Time, Place
- Annual Meeting Proxies
- Email communications
- New streetlight

A draft will be circulated soon for editing and input.

It has been determined that a landscaping business is being run out of the home on Cahille. The County Planning Division advised that the company does not have a license to operate a business from that address. Bill Melvin will contact them again and ask where it stands.

The drainage situation behind the homes on Doolin has been partially corrected by the Gutter Buddys put in place by the HOA. The flow of water into the backyards of the Doolin homes is greatly reduced as long as the Gutter Buddys remain in place. After a heavy rain they tend to be sucked into the drain inlet and moved through the drainpipe. One (1) Gutter Buddy is currently missing and needs to be replaced. The homeowners in front of the drain inlet are now leaving room for the Gutter Buddys to be replaced. A wire mesh device has been constructed over the face of the drain inlet to hold the Gutter Buddys in place.

Bill Melvin moved that the meeting be adjourned. The motion was seconded, and the motion carried. The meeting adjourned at 7:50 PM.

Respectfully submitted,
Valerie Kramer, Secretary