

Raven Pointe Homeowners Association

Annual Meeting Minutes

October 24, 2022

Prior to the meeting, copies of the President's Annual Report, Treasurer's Report and Minutes from the 2021 meeting were distributed.

At 7:00 PM, the President, Bill Melvin, called the meeting to order. The President introduced the Board of Directors for the previous year.

Bill asked the homeowners to introduce themselves as there were a number of new homeowners this year. A quorum was met between members present and proxies received prior to the meeting.

Bill Melvin made a motion to approve the previous annual meeting minutes. Joe Dewald moved to approve the minutes as written, and the motion carried.

Bill reminded the homeowner's that the Annual and Board Meeting minutes are on the website.

TREASURER'S REPORT

Natalie Evernham was unable to attend the Annual Meeting. In her absence, Bill Melvin reported the Treasurer's Report for her. There is \$45,736.95 in the Association's bank account.

Bill Melvin moved to approve the Treasurer's Report. Lon Kramer seconded, and the motion carried.

NEW BUSINESS

President's Report

Bill Melvin noted that there is an Addendum to the President's Report regarding One Logistics Park. There was a meeting held on October 14, 2022 with the Wickshire Group who are developing One Logistics Park. The results of that meeting are attached as a separate document to the President's Report.

Dues Status

The dues for 2022 are paid in full.

Home Improvement Applications

The guidelines regarding the application process for home improvement projects, that need the approval from the Board, are found on the HOA website. The Board reviews the application promptly and forwards the results to the homeowner.

Currently, there were three applications that were received and approved.

The guidelines for yard fencing are found in the covenants and do not need the Board's approval.

Developer Activity (phase III, section 6)

The developer has “Stop” building on the North end (Phase II) of Summerfield Drive. The building concentration is now developing Phase III the South end of Summerfield Drive. There are eleven lots, around a cul-de-sac and an open area. The HOA will be responsible for the maintenance of a Storm Water Structure (pond) that will be adjacent to the developed area. The responsibility will consist of keeping the area clean and that water can flow unobstructed. The cost of that maintenance will be budgeted into the HOA expenses.

Inverlee Way/Taggart Dr Sign Status

A street sign properly placed on the Taggart Drive side of Inverlee Way has been installed.

No Through Truck Traffic Sign Status

The HOA proposed to the Frederick County Planning Division that a “No Through Truck Traffic” sign be posted off Route 50 at the entrance to Inverlee Way and Flanagan Drive. The request was the result of the development of One Logistics Park and the future anticipation of truck traffic in the area. The Planning Commission chose not to forward the request to the Board of Supervisors at this time. Their rationale was siting enforcement issues. The Board will again approach the Planning Division after an entrance to One Logistic Park is created.

Glo-Fiber Status

Glo-Fiber never approached the HOA before starting the ground installation. The installation was to be placed on the VDOT Right of way in front of our homes. Glo-Fiber receives its permission and permits from VDOT. The contract had to be renegotiated due to a misunderstanding on the method (hand digging vs heavy equipment) of the installation as well as the placement of the cable. Installation resumed in the VDOT Right of way.

It’s the HOA understanding that the lines connecting the main service to the distribution lines have not been installed because Frederick Water is preventing Glo-Fiber from crossing either over or under a 20” water main. The water main lies within the subdivisions of Raven Pointe, Raven Wing and Oakdale Crossing. The lines would need to be placed under Frederick Water specifications.

Bill Melvin does not know what the homeowner’s cost will be to use Glo-Fiber. The actual date that homeowner’s will be able obtain service is unknown as well.

Doolin Avenue Drainage Issue

There is an underground storm drain easement where water is flowing inadequately, and the overflow is collecting along with debris, between the yards at 102-104 Doolin Avenue. The cause is due to a down tree with its exposed roots blocking the flow. Bill Melvin has addressed the situation with Glaize

Developers (JP Carr) because that piece of property does not belong under the RPHOA's responsibility. JP Carr agreed to clear the tree and debris, however, it will require heavy removal equipment to be used. To avoid any property damage the equipment will need to be brought in from an area in back of the property. The landscaping of the property will be the responsibility of the homeowner.

Bill Melvin noted a neighboring sump pump is also undermining the water flow.

One Logistics Park Status

Last year, over the objections of the RPHOA, the Frederick County Planning Commission and Board of Supervisors approved the rezoning application of One Logisitics Park and land development is currently under way.

On October 14, 2022 Bill Melvin and Alex Hewes met with two representatives from the Wickshire Group (Developer). The purpose of the meeting was to get any updated information, and possibly to answer questions that will impact The Ravens community.

In the meeting the Developer shared that the site is being developed for a distribution center and not a data center. Initially, there will be one building constructed of one million square feet, due to be finished in late 2024. There are no prospective tenants at this time. The exit/entrance to the center will be directly across from Inverlee Way as Coverstone Drive. Before Coverstone Drive can be built and a traffic light request submitted to VDOT by the Wickshire Group, further studies by the state need to be performed. The road would cross over wetlands that runs parallel to Route 50.

Some of the other points discussed with the Wickshire Group were: The developer is having a hard time getting materials due to supply chain issues; The possibility of a Fueling Station/Convenience Store will be determined by a potential lessee requests, but they have no current plans to build one; Bill inquired if there was a possibility to shorten the walking path approaching Route 50 for safety reasons. VDOT takes care of the path; The Wickshire Group had no objections. VDOT will be contacted with a request to shorten the path; There are plans by the Wickshire Group to remove, replace and add trees along Route 50 to create a natural buffer.

The meeting was concluded with Bill feeling that the Wickshire Group wants to be a "Good Neighbor" within the community.

Nominations/Election of 2023 Directors

The existing Board agreed to remain as the Board of Directors. There were no new nominations from the floor. They were unanimously elected to serve on the Board for 2023.

A meeting of the newly elected Directors will take place before the end of the calendar year. Officers will be appointed by the Board at that meeting.

Thank you to Homeowner Volunteers

Alex Hewes continues to assist the RPHOA with invaluable legal assistance. Brenda Goodwin, as our community “welcome person” and keeps the email list current allowing the HOA to forward informational emails to the homeowners. Pete Sherman for keeping the HOA website updated. Brandy Schwab, publisher of the community newsletter. Homeowners that take care of the area around the Raven Pointe signs.

New Webmaster

The RPHOA website was transferred this year to a new webmaster. Bill Melvin has requested that the HOA quarterly meetings be posted.

Website Contact to Realtors

The RPHOA website is the communication tool to Realtors/Title Companies. HOA packets (forms) that need to be completed for a sale/settlement are found on the website. There is a charge to the Realtors/Title Companies from the HOA for the needed information. In 2022, nine packets were provided.

General Information

This year removal of some trees and foliage were replaced.

The Raven Pointe signs need to be clean. The material(s) they are made of require a special type of cleaning.

OPEN FORUM

A homeowner suggested to contact One Logistics Park with the idea of an upscale grocery store being one of the tenants. A number of homeowner’s agreed.

Glaize Developers has some empty lots on Summerfield Drive. The lots have become unsightly and will be cleaned up by the second week in November.

Josh Ludwig a Raven Pointe homeowner as well as a Board of Supervisors representative spoke on some of the local issues.

ADJOURNMENT

The meeting adjourned at 8:00 PM

Respectfully submitted.
Valerie Kramer, Secretary

