



Ravenwood Forest Homeowners Association

Date: 4/29/17
To: All Home Owners & Lot Owners in Ravenwood Forest & Meadows
Subject: 2017 Annual meeting Minutes and dues letter

HOA Annual Meeting:

- Occurred on schedule on April 23rd, 4pm
- Mills River Methodist Church 137 Old Turnpike Road, Mills River NC
- Households represented: McIntyre, Shore, Frost/McGillin, Clayton, Dyer, Astin, Mandell

Ongoing expenses:

- Seasonal lawn service at our main entrance is main expense (\$560 mowing every 2 weeks)
- Annual Replacement of mulch, damaged shrubs, and other necessary maintenance (\$750 fall clean up)
- Power for the street light at our entrance (\$125.00 annual)
- Repair and paint front entrance signs (\$1601.25 x1 in 2016)
- Amount spent for administration (\$268.25 = copies, rental of meeting room, stamps/envelopes, website, and small signs.)

Agenda/discussion:

- Election of Association Officers and Directors
 - o Shore to assume administrative duties; Astin to step down after 6 years
 - o Dyer to continue as Treasurer (thank you)
- Discussed options/decisions on upgrading the front entrance.
 - o Interest in renewal of front entrance was discussed; Proposal to removal all trees, shrubs and make "...more modern".
 - o No quorum present (50% property owners; one vote per property) needed to approve.
 - o Estimates for tree removals provided by Dyer
 - o Decision: continue to mow/maintain what is present today; explore redo of entrance with newly formed Board. Staton will continue to mow this year; Boone's Outdoor Maintenance for spring and fall rejuvenation of mulch, azaleas/hollies trimming.
- Review of HOA dues: Remain \$50/month per house hold; \$30 per property.

- New business and open discussion
 - o Discussion: Need to rebuild board and HOA; goal is create community forum for discussion and issue resolution in adherence to the Neighborhood Covenants; this meeting's attendees agreed to discuss with their neighbors and encourage to attend a follow-up meeting on:
 - **NEXT MEETING:** June 4th, 2017 at Mills River Methodist Church 4pm (details and map on website: www.ravenwoodforest.org)
 - o Discussion: development of correct forum (committee/board) to review of out-buildings?
 - o Discussion: what is best method communication between neighbors?
 - Community website RavenwoodForest.org offers a Contact page to send questions, etc
 - List of Home owners/property address is present on Website; Currently Phone and email is not shared d/t privacy concerns. LiB to add columns for residents who wish to share contact info. Future agenda item for further discussion.
- For those already using social Media:
 - o Twitter (@RavenwoodForest) for communication for alerts, info, etc. only open to Association members.)
 - o Facebook can be used as well (Closed group; to support privacy (Any personal info will ONLY be listed with the member's permission, other than public info currently listed on county's property website.)

HOA board duties:

- **Winter:** Coordinate mailing of dues newsletter/document collection of payment/send second mailing as needed
- **Spring:** Host/facilitate a HOA meeting in the Spring to discuss budget/expenses/address community concerns
- **Summer:** Coordinate a community Yard sale (optional)
- **Fall:** Coordinate an entrance clean-up or Maintenance contract
- **Ongoing....** Provide point of contact for realtors; seasonal decorations at entrance; Support board functions

Questions or comments:

- Contact LiB Shore MacHelpNow@Mac2You.biz
- Or
- Terri Dyer at terridyer2@gmail.com

Please return this portion with your check. Thank you!

Mail (or deliver) your check to:

Terri Dyer, Treasurer
345 Ravenwood Lane
Horse Shoe NC 29742

NEW Payment option: Credit/Debit cards or Paypal at RavenwoodForest.org No PayPal account needed

Due date: June 4, 2017

Amount: \$50 for home-owners & \$30 for lot-owners

Payable to: "Ravenwood HOA".

Name:

Address:

Phone (area code): _____ - _____ - _____

E-mail: _____

(only used for Association business, ALL emails are sent using BCC to protect your email address)