

Ridge Haven Property Owners Association Board Meeting
Minutes of May 22, 2021

The meeting was called to order by President Tom Osterhaus at 9:00 AM at the residence of the President.

The following officers were present: Tom Osterhaus - President; Lynn Taylor - Treasurer, Mel Standen - Secretary, Jim Bishop, and Paul Pensiero.

1. A quorum was established since all Board members were present.
2. The topic of communications amongst and between POA members and Board members was discussed.

It was decided to publish Board meeting minutes on the POA website Documentation page.

The Board maintains a Directory of all POA Members, which additionally includes Road Users, Water Users, and Renters. The Directory contains mailing addresses, telephone numbers and email addresses. This Directory is necessary for the Board to function and perform its duties. It was decided that the Directory should be kept confidential within the Board, since a number of members have requested that their personal information be kept private.

Should any member have an item of interest they wish to be distributed to the entire membership, or sub-category of members, they can send it by email to poa@ridgehavenpoa.org for forwarding.

Note: email is unsuitable for emergency or urgent situations - telephone is a better option.

3. The topic of Committee Membership was discussed. We have two committees, Architectural Control Committee, and Road Committee.

Committee membership is determined by the Board on an as-needed basis. There are no established limits on committee membership or length of service of members, and no formal processes for members joining or leaving.

Ann Cabin was approved as a new member of the Architectural Control Committee (ACC) by the Chairperson of the ACC and the Board.

4. Back in April, the N.C. Forest Service recommended that the POA subdivisions look into the "Fire Wise Program, information available at the National Fire Protection Association (nfpa.org). and volunteers were requested to contact us by distribution of the Fox Lane Fire Document at that time.

As a result, Tom Osterhaus will meet with Bill Ertel to discuss forming a new Committee to address this issue.

5. The Roadsides and culverts have become clogged and need to be regularly cleared to avoid road erosion and expensive repairs.

Jim Bishop will arrange with the Rosman Fire Department to clean out the culverts, and find someone to keep the swales and edges clear.

Tom Osterhaus will work with Pat Powers to assess how to keep vegetation debris/leaves away from the road edges and repair the damage to the road edges where they have been crumbling.

We request and urge that all road users please avoid driving off the edges of the roads and instead backup to the nearest pull-off or driveway when vehicles need to pass by each other on these single lane roads.

We expect that the cost of these additional activities will require an increase in the annual fees, coupled with the fact that there has been a reduction in the dollar amount of fees collected because the combining of lots has resulted in fewer lots contributing to the fees.

6. The topic of billing for water was discussed. It was not clear to us how the billing applied to access points, residences, properties, and lots. Some properties have meters and some do not, although the meters are never read to assess a charge for usage. The water system is a shared resource between the Camp & Conference Center, two subdivisions of Ridge Haven Inc, and two subdivisions of Ridge Haven POA Inc.

Ridge Haven Inc. repaired a water pipe break/leak at the junction of Fox Ln. and Panther Cove which required the road to be dug up and repaired. The road repair bill was sent to the POA and paid by us. We decided we should send the road repair bill to Ridge Haven Inc.

Tom Osterhaus will clarify the allocation of water services and billing with Ridge Haven Inc.

7. Since there was no POA meeting in 2019, the reports for 2019 had not been collected and made available.

Mel Standen will collect the Architectural, Road, and Treasurer's reports and make them available on the POA website Documentation page.

8. A large amount of discarded and hazardous items had been left on POA property alongside Panther Gap Rd.

Tom Osterhaus and Mel Standen will dispose of the items.

9. Tree Removal.

It has been observed that trees have been removed/cut down contrary to the rules of the POA.

Every Lot in the Ridge Haven POA Inc. subdivisions is subject to the Amended and Restated Declaration of Restrictive and Protective Covenants for Ridge Haven - a copy of which can be found at the POA website page <http://ridgehavenpoa.org/Documents.html>

This Declaration is incorporated into the deeds of the properties.

Article 25 subsection B Rule Making Authority states that:

The Association shall have the authority to impose reasonable monetary fines and other sanctions against owners of fee simple and, when applicable, leasehold interests, in the lots and/or the occupants thereof who violate the provisions of the Declaration and/or the Standards and Procedures, and monetary fines may be collected by lien and foreclosure as provided in subsection D of this Article 25.

Article 15 Tree Removal ... states that:

Unless located within 30 feet of an authorized structure, no trees, brush or shrubs, including, but not limited to, mountain laurel, wild azaleas and rhododendron, shall be trimmed on or removed from any lot except in compliance with such standards and procedures regulating such activities by the Architectural Control Committee, and, when required by such standards and procedures, only after receiving written approval of such trimming or removal by the Architectural Control Committee or such other committee which may be delegated the right to make such approval by the Association. ...

The Ridge Haven POA Standards and Procedures Section 4 Tree Removal Policy states:

2. No trees over 8" calipers (diameter) are to be removed unless necessary for building construction, driveway installation or as allowed below.

All dead or dying tree(s) and any tree(s) that presents a danger to life or property (including unoccupied houses), and all trees within thirty (30) feet of a residence or building that presents a fire danger, may be removed.

Consequently, anyone removing trees for any reason other than as described immediately above is subject to being fined.

We have decided that we will not pursue sanctions against lot owners who obtain prior written approval from the Architectural Control Committee to remove trees for reasons such as view enhancement.

The meeting closed at 10:50 AM.