

Ridge Haven Property Owners Association

August 17, 2013

Opening call to order and prayer by Kim Conner at 2:05 PM.

Present were: President Kim Conner, VP Tom Osterhaus, Secretary-Treasurer Howard Jones and approximately 35 property owners.

A quorum of 40% of lots represented was not present.

1. REPORTS

- A. Wallace Anderson, Executive Director of Ridge Haven, gave a greeting and report.
- B. Tom Osterhaus, VP and Recording Clerk, read the Minutes of the board meeting of July 30, 2013.
 - Howard Jones explained several items in the minutes.
- C. Kim Conner reviewed the purpose of the Covenants as well as the Standards and Procedures and explained that the Covenants and By-Laws are filed with the State of North Carolina, whereas the Standards and Procedures are for use within the POA.
- D. Howard Jones reported on insurance issues, gave a bank account report, and talked about tax issues.
- E. Kim Conner reported on non-responsive POA members, deeds, pending actions on deeds, slow pay or delinquent accounts and non-owner road users status.
- D. Howard Jones gave a Treasure's report and provided a printed summary of income and expenses.
- E. Kim Conner presented the following committee appointments and thanked them for their willingness to serve:
 - 1. Road Committee: Arnie Kolozvari, Jim Taylor, Mack Griffith, and David Short.
 - 2. Architectural Control Committee: Ginny Kolozvari, Lynn Taylor, Janie UpDeGraff, and David Day.

2. NEW BUSINESS

- A. Items of interest were discussed.
 - The question was raised as to when the Standards and Procedures were officially adopted by the POA members. With no answer forthcoming, there was a consensus that they could be approved through electronic means.

[It was later noted that according to the deeds, the Standards and Procedures were put in place at the same time as the Covenants and By-Laws by Ridge Haven Camp and Conference Center (the developer), concurrently with the transfer from leased property to fee-simple deeds under the new POA. No further action is necessary.]

- Evelyn Bridges agreed to notify local realtors and real estate lawyers of the formation of Ridge Haven POA consisting of Panther Ridge and Laurel Ridge subdivisions and the change from leased to deeded property.
- Discussion of making it easier to meet quorum, included: 1) reducing the percentage of lots that needed to be represented, 2) basing it on attendance rather than lots, and 3) allowing for absentee ballots.
- Discussion on the best time to schedule the annual POA meeting, resulted in mid-August or Keenagers week in October being the consensus.

There being no other business, Tom Osterhaus closed the meeting in prayer at 3:40 PM.

Respectfully Submitted,

W. Tom Osterhaus

Acting Secretary