

Ridge Haven Property Owners Association Board Meeting

Minutes of March 29, 2025

1. Call the meeting to order.

The meeting was called to order by President Glenn Evers shortly after 10 AM in the Coffee Shoppe in the new Office building on the campus of Ridge Haven Camp and Conference Center..

The following officers were present: Glenn Evers (President), Lynn Taylor (Treasurer), Mel Standen - Secretary, and Paul Pensiero (via Zoom).

2. Confirm the quorum.

A quorum for the Board meeting was established since all Board members were present, but there were not enough member lots represented by those attending to form a quorum to vote on any membership-wide motions.

Just as last year, the Board Meeting announcement was sent to all POA members that we have email contact info for, and the following POA members were present in person - Brian Wetmore, Debby Wetmore, Jeff Gerdes, Dawn Gerdes, Tom Osterhaus, Arnie Kolozvari, John Marshall, David Ravetto, Paula Ravetto, Jim Taylor, Kim Conner, Elaine Conner, Tracy Parlier, Steven Benezue, Norman Hill.

Additionally, the following members joined the meeting via Zoom conferencing - Israel Mueller, Robert Cheney, David Crabtree, Dorie Dickson, Dan Emmons, and Mary Ann Lawson. We thank Israel for setting this up for us and making it possible.

3: Approve the minutes from the 04/24/2024 Board meeting.

The Board members, having previously reviewed last year's minutes, approved them

4: 2024 Reports (as distributed with the meeting announcement).

- Lynn summarized the 2024 Treasurer's Report, remarking that the three accounts that we had have been consolidated into just two now - one for the Road account, and one (non-Profit) for everything else.
were three members who were past due paying their fees and dues, which are now subject to a late fee as of the end of March. this is typically because some people forget, so Lynn has been reminding them, but so far to no avail.
A motion to approve the financials was proposed and seconded, and passed unanimously.
- Dorie summarized the Architectural Control Committee (ACC) report, which consisted only of the approval of new construction plans for Lot 16R in Laurel Ridge.
Glenn announced that as Dorie is selling her home here and moving, we need new members for the ACC. He thanked her for taking on the position.
- John summarized the Road Report, which was mostly clean up from Helene, As the new chair of the committee, he had some learning to do about various sections of our roadways which are deteriorating and in need of repair.

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Lynn summarized the financial aspects of the road account.

5: Election of Officers.

The two-year terms of both President and Secretary were up this year, Since Glenn was not seeking re-election as President, a call for nominations for a new President were sent out in late February, resulting in little interest apart from Lynn Taylor who has offered to be considered for that role, in addition to being Treasurer.

The ByLaws Article IV, Section 1 states "Any two or more offices may be held by the same person, excepting the offices of President and Secretary".

Mel suggested that it would make sense to combine the roles of Treasurer and President to be concurrent as a two year term instead of needing to vote for Lynn every year, and this was agreed. Since a quorum was not present, a ballot will be emailed to the membership to vote for those positions.

Lynn spoke of her reasons for volunteering to take on the additional role - her familiarity with the membership, love of living here, and to avoid the need to find and use an external agency to run the association.

Mel was proposed and seconded to extend his role as Secretary for an additional two year term.

6: Water System Maintenance Update.

The importance of everyone using the Ridge Haven water system having a meter to aid in the diagnosis of leaks in the system was re-iterated, The continuance of the water service is not guaranteed, and it's important that we co-operate with Ridge Haven to assure the viability of the system and their ability to maintain it.

Our survey shows that of the 38 water connections to properties, 10 have meters, while 23 have known shutoffs. The capability to detect leaks in the lines and determine where they are is aided by observing and comparing flows leaving the tanks and entering the properties, and a meter at the property shows if there is a leak within the property itself.

The question of coordination amongst the membership was discussed at length.to explore whether advantages in cost and execution could be realized.

Such as whether each property owner should call a plumbing service, or nearby neighbors should work together, or someone call in a service to detect where all the lines are that go to the properties to identify the locations of where the meters could be installed, and how to motivate or require by rule change the property owners to act, should a time limit be set and those who don't comply have their water line cut and capped ? should we investigate the possibility of having our own wells drilled with new pipeline infrastructure instead of being connected to the Ridge Haven system ?

Glenn wrapped up the discussion saying Mel should re-contact those who did not respond to the survey (however two have moved out and have their houses empty and up for sale), send the original letter from Ridge Haven to those who do not have meters, and ask if any of them would

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like to contact plumbing services to see if they would do a bulk rate installation for groups of neighbors at a discount.

Mel said he would first contact Mike Jones who is a POA member and has a Handyman business doing electrical and plumbing work to see if he might be able to fulfill that role.

7: Short Term Rental Occupancy Limitations.

Dan Emmons requested that this be an item to be discussed at the meeting to address his desire to change the limit on the maximum number of guests allowed for each rental.

Mel gave a brief overview of the history and changes to the POA rules that have occurred over time. The general agreement among the members having been to keep the subdivisions as residential, quiet, and “restricted and protected”, as in the title of the Covenants document.

More specifically, when the POA was formed in 2013, the original Section 3 of the Standards and Procedures document (part of the Covenants) laid out the responsibilities of the property owner in aspects such as notification of rentals and renter behavior.

The 2013 rules may be viewed [here](#)

In 2019, these rules were enhanced to be more specific about short term rentals, and brought into effect limitations on maximum number of nights per month, minimum number of nights per stay, and purpose (no parties, receptions etc.), and a maximum eight guests at a time. These were to limit the additional traffic and disturbance to the residents, and these were the rules in place when Dan and his family bought their property.

The 2019 rules may be viewed [here](#)

In 2020, additional clarification was added to address renter/tenant standard of conduct, and a more specific differentiation between Standard Rentals, Short-term Rentals, and Owner-Occupied Rentals.

The 2020 rules may be viewed [here](#)

In 2022, the restriction that no Lot purchased after June 2022 may be used for short term renting, and this is in the current online version of the Standards and Procedures document.

Glenn added some general concerns from his property management experience about problems with renters who don't always know or adhere to any rules that may be in place.

Dan described having been contacted by the Board last October to change his property rental postings from advertizing 14 guests to comply with the 8 maximum allowed, and since this was changed, has had no rentals, and for a six bedroom house, he would like to have what he thinks of as a more reasonable number.

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Glenn asked what number would Dan be requesting, and Dan said he thought it should be more related to the number of beds and heads per bed.

The topic of number of guests, number of vehicles, and the impact on the community was discussed among the meeting participants, and various ideas and suggestions of how the limit could be reformulated were put forward. Finally, a motion to change the maximum number of guests from 8 to 12 was proposed and seconded to make it eligible for a vote.

The Voting Ballot will be sent together with the notification of, and link to these minutes being posted on the website.

8: Adjourn Meeting.

The meeting was adjourned at 11:45 AM.

9. Post Meeting Discussions

After the meeting, Steven Benezue volunteered to be the new chair of the Architectural Control Committee, and David Ravetto agreed to be a member of the ACC.

These are appointments made by the Board, and as such are not required to be voted on by the membership.

A separate announcement will be sent to the membership about this.

Mike Jones said he was too busy with electrical work to provide a coordinating role for the water system upgrades, but could be available on an individual basis to help with such things as locating lines since he has tools and experience to do that.

Subsequently, Brian Wetmore volunteered to be the coordinating person to get shut off valves and water meters installed on all residences. There will be a separate follow up announcement about this sent to those users of the water system that do not have meters.

10. BALLOT Results

A ballot was sent by eMail Sat Apr 12, with a cutoff at midnight Sunday Apr 20th. For a quorum we needed 40% of the 70 voting Lots that are in the POA represented, which is 28 Lots.

Votes representing 47 Lots were received, therefore a quorum was reached, with the following results:

Item 1: Elect Lynn Taylor as President and Treasurer for 2025 - 2027 term.
YES 47, NO 0, ABSTAIN 0. Lynn Taylor is elected President and Treasurer.

Item 2: Re-elect Mel Standen as Board Member and Secretary for 2025 - 2027 term
YES 47, NO 0, ABSTAIN 0. Mel Standen is re-elected as Board Secretary.

Item 3: Increase the maximum number of Short Term Rental guests allowed from 8 to 12

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YES 27, NO 19, ABSTAIN 1. The maximum number of guests is increased to 12.
The Standards and Procedures official document Section 3 paragraph 2b) has been updated to be
b) Occupancy shall be one person per single/double bed and two per queen or king sized bed, with
a maximum of twelve guests at a time.
All other restrictions remain unaffected.

Architecture Control Committee Report for 2024

January 3, 2024 ... Jeff Gerdes submitted plans to Ginny Kolozvari (then-chairperson of Committee) for a new home to be built on Lot 16R in Laurel Ridge. All plans were approved on January 5, 2024.

No further activity for the Committee is recognized.

Submitted by Dorie Dickson, ACC Chair, February 2025.

Road Committee Report for 2024:

Having only attended one meeting and with no orientation as to the expectations of the board for this position and with no transitional information from the previous Road Committee Chair, this report will be brief. My apologies in advance and my commitment moving forward to advancing the much needed maintenance.

Invoices for 2024 are summarized on Page 3, including roadside mowing/blowing, and. post Helene cleanup to clear the downed trees.

Issue of importance:

There is a large hole in the pavement in Laural Ridge. This needs to be addressed immediately due to the size and instability beneath and the liability to presents. I've spoken to Chris Gallaway and he says he can repair it. It appears to Chris that the underlying issue in the particular area is the road is on rock. This allows water to seep under the road and wash out. To blast the rock to install a water management culvert would be excessive. We should expect regular patching needed in the future.

*Issue to consider and plan:

In numerous sections of the road one can see "Shattering" of the pavement. Typically, this occurs on the inside of a curve. If investment is made soon building up the shoulders this can end or at least reduce shattering. If the shoulders are not reenforced shattering will continue to deteriorate the pavement until it has to be torn out and repaved. I've consulted with Chris Gallaway and he has the ability and equipment for this maintenance. I recommend the board set a budget for this work and that it be done in order of priority with the expectation that the prosses will be on going.

*Additional post Helene cleanup:

In Laural Ridge there is additional debris that needs to be addressed. Discarded damaged phone polls and some unsightly downed trees. Chris Gallaway said he has the equipment to move this out of sight into the nearby ravine.

A large tree fell over at the driveway of the "Ridgehaven House" in Laurel Ridge. It appears to have taken other smaller trees with it. Ridgehaven has yet to address this. Concerns are that the debris in the ditch will eventually restrict drainage. The root ball of the tree has disrupted the area (corner) around the main road and the driveway; again, there are concerns about washout that will eventually impact the road.

Sealing:

I believe it's been a couple of years (Lynn please update) since the roads were sealed. This can only be done once the weather has stabilized. It is my intention to reach out to the vendor that provided this service last to inquire about the frequency need, current

cost and availability. Additionally, I would also like to poll the residence prior to sealing to see how many would also like sealing while it's being done. This could give the vendor more business and would likely provide savings to residents wanting to seal their driveways.

Submitted by John Marshall, Road Committee Chair, March 2025.

The Road account at Self-Help Credit Union began the year with
\$22,593.91 as of January 1, 2024

+\$31.05 in interest was added in 2024

= \$22,624.96

Three items were paid out in 2024 for a total of \$2038.50

\$136.00	Stamps
\$552.50	M&M Grading
\$1350.00	Foothills Specialty Landscaping

-\$2,038.50

= \$20,586.46

After the POA billing cycle concluded

+\$20,500.00 was transferred to this account

= \$41,086.46 was the ending balance on December 31, 2024

Submitted by Lynn Taylor, Treasurer, March 2025.

Treasurer's Report for 2024

We began 2024 with a total balance of **\$100,753.14** in the three accounts we maintain at Self-- Help Credit Union.

Individual Account assets were as follows as of January 1, 2024

\$64,240.15 Non-Profit Organization Checking Account #26

\$22,593.91 Road Maintenance and Construction Account #20

\$13,919.08 Money Market Account #80

We use the Self-Help Credit Union, primarily the Rosman Branch. Our Statements are taken quarterly to Symington and Associates in Brevard. where they are audited and balanced. Here is an overview of the yearly activity for each account beginning with the least used account # 80

Account #80 is simply a holding account. We do not have checks for this account. Money is moved either online or in person at the branch. This account does not incur fees, it does accrue interest monthly. We voted to move the funds from this account into Account #26. Those funds were moved on May 29, 2024.

Beginning balance	\$13,919.08 no withdrawals, no fees
Total Monthly Interest	\$ 187.73 Interest January through May

Ending balance	\$14,106.81 as of May 29, 2024 Account is now closed
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Account #20

This account has checks, it does not incur monthly fees, it accrues monthly interest This is the account that all things road related are paid from. For a comprehensive guide to where items were paid to, please refer to the Road Committee Report available through Mel Standen.

Beginning balance	\$ 22,593.91 as of January 1, 2024
Total Monthly interest	\$ 31.05

Total	\$ 22,624.96
Total items paid out -	\$ 2,038.50

	\$ 20,586.46
Transfer of road funds	\$ 20,500.00
From account #26	

Total ending balance	\$ 41,086.46 as of December 31, 2024
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Account #26

This account is where incoming monies are deposited. At the appropriate time money is moved to other accounts, or a check is written to pay bills. This account incurs a monthly fee of \$10, this account also accrues interest. This is an overview of the year's activity. At any time the monthly statements can be viewed by the board members.

Beginning balance	\$ 64,240.15 as of January 1, 2024
	- \$ 120.00 Monthly Maintenance Fee
	\$64,120.15
	\$ 88.27 Total monthly interest 2024
	\$64,208.42
Total POA Billing	
Deposits	\$76,971.07 for calendar year 2024
	\$141,179.49
Withdrawals	-\$ 1,800.00 Symington and Associates
	\$139,379.49
	-\$ 1,188.00 Liberty Mutual
	\$138,191.49
	-\$ 32,161.68 Water Bill Payment to Ridge Haven Inc.
	\$106,029.81
	-\$ 20,500.00 Internal transfer of Road Funds to Road Account
	\$ 85,529.81
	- \$ 1,000.00 Return of Road Bond to David Ravetto
	\$ 84,529.81
	- \$ 151.98 Mel Standen Reimbursement for Aplus.net Web Services
	\$ 84,377.83
	-\$ 15.99 Israel Mueller Reimbursement for Zoom Hosting
Total ending balance	\$ 84,361.84 as of December 31, 2024

Submitted by Lynn Taylor, Treasurer