

Ridge Haven Property Owners Association Board Meeting Minutes of April 18, 2026

1. Call the meeting to order.

The meeting was called to order by President Lynn Taylor 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: Lynn Taylor (President and Treasurer), Mel Standen (Secretary).

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 and invitation was sent to all POA members that we have email contact info for, and the following POA members were present in person - Arnie Kolozvvari, Brian Wetmore, David Ravetto, Debra Harris, Jim Taylor, John Marshall, Tracy Parlier, Victor and Susan Dean.

Additionally, the following members joined the meeting via Zoom conferencing - Robert Cheney, Jeff Gerdes, Robert King.

3: Q & A with Cameron Anderson

Cameron, the Executive Director of Ridge Haven C&CC, came to the meeting to answer questions and concerns that we have about the community water system.

The following is a brief summary of the questions, answers and discussions but a 29 minute audio recording of this Q&A session is available [here](#) for anyone who wants to listen to what was said.

Q: What is the possibility of getting generators (in case of extended power outages) ?

A: It would require several generators. There is a combination of 3-phase and single phase in stages up to the highest residences in Panther Ridge. It was looked into at the time of Helene, but not pursued since. Even if there were generators, the rest of the infrastructure including 8 miles of pipes needs to be intact. Whatever the cause of the power outage, it could have also affected other parts of the system so having generators might not be the complete solution for the situation at the time.

Q: Why 3-phase ?

A: Industrial 3-phase pumps were chosen to be used at the time of the original development - they are more powerful and efficient than single phase pumps.

Q: Do you have a plan for what you are doing about the pipes ?

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A: Repairs are being made as they leak, with the nearby exposed line improved if considered beneficial. There are no finances to do anything like a complete overhaul. The routes of the long lines between the campus and the subdivisions are occasionally walked to check for leaks and there have not been signs of problems for a while, but they may eventually need to be addressed in the future.

Q: If we did put in generators, how would the split work between all the houses and the campus usage ?

A: The Ridge Haven Campus would not need to have generators because there is enough water storage to last through an extended lack of power, so they would only serve the off-campus subdivisions.

Q: Have you ever thought of putting in another well (up at the subdivisions) ?

A: No. In the past there has been little success with residents finding water for a well, although there are some at the lower elevations.

Q: Water Meter situation

A: The Office has the list of who has and who doesn't have a meter for the two billing rates. During the time that most meters were being installed there was some confusion about whether back flow preventers were required, brought to light by Aubrey Deaver, a plumber who did some of the installations, who said that the State Code was either moving towards or actually is requiring back flow preventers, and that may affect us when trying to sell our homes. The installations that Aubrey Deaver and Joe Owen did included back flow preventers, but those done by Paul Johnson did not. Other installations are unknown. Ridge Haven itself now only requires the meter and shut off, but does recommend that all installations also have a back flow preventer.

Q: If there's a problem with the line (that RH is responsible for) along the road coming to my house, are you going to charge me extra for coming out at night to fix it ?

A: If RH is informed during normal business hours or decides that it would be better to fix it out of hours because of the overall benefit to the whole system, then there would be no extra charge. But if the POA board decides it should be fixed out of hours when RH would rather wait until the morning, then there would be an extra charge for fixing it. All water system users were informed of the water service rates by email "2026 water rate changes" sent last December 8th.

Cameron contact in case of leaks - personal cell phone# 423-827-2042. Please Text first.

Post Meeting Note: Aubrey Deaver contact information was sent (by email) to all water system users as a plumber recommendation back in November 2025.

A message was sent to him on Monday April 20 2026 asking if could send a reference or link to the State Requirements about back flow preventers, but he has not responded so far.

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4: 2025 Reports (as distributed with the meeting announcement).

- David Ravetto summarized the projects being overseen by the ACC, which included several home remodeling projects and one new construction.
- John Marshall summarized the road report, which included road repair & maintenance, landscaping, side mowing and snow removal.

After the next round of repairs, there will be another sealing, so if anyone is planning any type of work that interacts with the roads, such as driveway repair/sealing, it could be beneficial to coordinate the activities with the same contractor - details of which will be communicated closer to the time of the work.

Concerns were raised about ongoing road washout and a possibly blocked culvert on Overbrook Road after the first left bend which will get worse if not addressed. John said he would contact Chris Galloway to take a look at that culvert area and that the surrounding area was part of the repair and maintenance planning for the road.

- Lynn summarized the Treasurer's report, reminding us that the bank (Self Help Credit Union) provides monthly statements, Symington & Associates audits the accounts every quarter, and annually, and taxes have to be filed. She is looking into changing to a different CPA and auditing arrangement for a less expensive fee.

5: Election of Officers.

The Covenants require there to be at least three members in the Board of Directors, so an appeal was sent out to the members asking for volunteers who would like to help serve our community by joining us on the Board of Directors.

Thankfully, we received enough responses, and Brian Wetmore, Jeff Gerdes and Robert King expressed a continued willingness, so are nominated to become Board Members.

Each candidate was asked to provide a self-promoting paragraph to introduce themselves, which will be distributed with the voting ballot, which will be sent by email together with the notification of these minutes being available and posted on the website.

6. Continued Discussion about Water Pump Generators.

There was more discussion about the desirability and cost of having backup generators for the water pumps used to provide water to the subdivisions, and whether the community would be willing to pay for them.

Post Meeting Note: Cameron confirmed he will work on a realistic estimate for generators for the water system, and whether or not this would include installation costs, fuel storage facilities and fuel.

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7: Adjourn Meeting.

The meeting was closed at 11:12 AM.

8. BALLOT Results.

The ballot was sent by eMail Sat May 2nd, with a cutoff at midnight Sunday May 10th.

For a quorum we needed 40% of the 70 voting Lots that are in the POA to be represented, which is 28 Lots.

Votes representing 44 Lots were received, therefore a quorum was reached, with the following results:

Item 1: Elect Brian Wetmore as Board member for 2026 - 2028 term
YES 44, NO 0, ABSTAIN 0. Brian Wetmore is elected Board member.

Item 2: Elect Jeff Gerdes as Board member for 2026 - 2028 term.
YES 44, NO 0, ABSTAIN 0. Jeff Gerdes is elected Board member.

Item 3: Elect Robert King as Board member for 2026 - 2028 term.
YES 44, NO 0, ABSTAIN 0. Robert King is elected Board member.

These results have been incorporated into the [Contacts](#) page of the website, and communicated to the membership on Monday May 11, 2026.

Architectural Control Committee Report for 2025

The following report highlights the projects that the Architectural Committee encountered this past year. Dates are when particular emailed correspondents occurred between residents and committee.

Project #1 Rick Paquette and Kelly Mitchell @ 421 Panther Gap Road

>Driveway extension and potential carport structure.

—Proposed pad to be: 45' wide and 40' deep.

05/09/25. Initial conversation and site walk

08/12/25. Scheduled start meeting

08/24/25. Development and discussion of carport construction

As of this date, no further discussion nor project development.

Project #2 Debra Harris @ 423 Panther Gap Road

>Major home remodel both interior and exterior

07/24/25. Design documents submitted to committee

08/21/25. Exterior colors submitted and approved by committee

Project #3 Tim & Cheryl Bell @ 19 Fox Lane

>New construction

08/21/25. Initial conversation with Amy Curtis, with Noble & Company Realty

08/28/25. Informed Amy that the proposed plans submitted showed a footprint of under 1000 square feet which is below the requirements in our covenants. Amy said that the contractor would make the adjustments to be within the covenants required square footage. Also submitted the proposed exterior finish color of sage green and that the home will be stick built as required in our covenants.

09/01/25. Set up site visit with Amy.

09/03/25. Report out to POA president from walkthrough with Amy Curtis.

—Footprint to be bumped out to 1045 square feet.

—The proposed house will face Fox Lane.

—The exterior to be garden sage green

—The roof is to be asphalt in a neutral color.

—Requested a site plan to indicate driveway and utilities access.

—Percolation test done and submitted to county for permitting.

09/10/25. Amy submitted a sketched up site plan showing driveway & utilities access.

09/11/25. Submitted information (design drawings) to POA board for review.

—Board member cautioned that the proposed construction could be in possible conflict with community water supply lines. Recommended that Ridge Haven get involved with proposed construction plans. I asked Amy to please contact Cameron Anderson concerning the water line near the proposed homesite.

09/12/25. I contacted Cameron Anderson concerning water access for the proposed house being constructed on Fox Lane.

09/19/25. Received note from Cameron Anderson that he had been in contact with Amy concerning the waterline.

09/29/25. Received note from Amy requesting update on water access and what's included in the \$7000 tap fee.

09/30/25. Copied on a note from Cameron Anderson to Amy Curtis Asking her to contact Joe Owen, Maintenance Director of Ridge Haven, to discuss the water tap.

10/03/25. Received note from Amy concerned with starting site development. Also, a note from Cameron Anderson about the access to the waterline and that no site work

was to be done until the exact location of the waterline was determined. He also explained why the \$7000 tap fee.

10/04/25. Requested the \$1000 road damage bond from Amy or the owners.

10/06/25. RH Maintenance Director to meet with GC today.

11/03/25. Construction is underway. The road damage deposit is again requested.

Project #4 Trey & Jordan Alley @ 76 Panther Run

>Major renovations to both exterior as well as interior reconfiguration.

11/11/25. Initial contact with new homeowner. Reportedly most construction will be to the interior of the home including replacement windows and some exterior treatments. New finish shall be SW "Enduring Bronze" and the front door will be SW "Stone Lion". Both finish colors are approved by the committee.

12/18/25. Received note from Sycamore Builders Production Manager asking for information on parking construction vehicles along our roads. He was instructed to try and keep vehicles parked outside the Panther Ridge entrance.

Submitted 04/04/26

David Ravetto, Committee Chairperson

Road Committee Report for 2025

The Road Committee funds use Account #20:

Beginning balance:	\$41,086.46	as of Jan 1st 2025
Total interest earned:	\$26.38	
Total Funds:	\$41,112.84	

Expenditures:		
Check #110	\$3515.00	Property Innovations - Snow
Check #111	\$900.00	Property Innovations - Snow
Check #112	\$1250.00	Nathan Emmerson - Road Maintenance
Check #113	\$5000.00	Trans Construction - Road Repair
Check #114	\$9850.00	Property Innovations - Landscaping
Check #115	\$1430.00	Property Innovations - Mowing
Total Expenditure:	\$21,945.00	

Ending balance: \$41,112.84 - \$21,945.00 = \$19,167.84 as of Dec 31st 2025.

Preliminary Report Submitted by: Lynn Taylor.

Withdrawals	\$ 144,918.81	
	-\$ 750.00	Symington and Associates

	\$ 144,168.81	
	-\$ 395.00	Symington and Associates

	\$ 143,773.81	
	-\$ 26.22	Reimbursement to Mel Standen Asphalt repair

	\$ 143,747.59	
	-\$ 31,882.00	Annual Water Bill to Ridge Haven Inc.

	\$ 111,865.59	
	-\$ 160.96	Reimbursement to Mel Standen Website Domain

	\$ 111,704.63	
	-\$ 15.99	Reimbursement to Israel Mueller Zoom Hosting

	\$ 111,688.64	
	-\$ 700.00	B & L Services Meter Work

	\$ 110,988.64	
	-\$ 100.70	Domain Name Renewal

	\$ 110,887.94	
	1,312.00	Liberty Mutual Insurance

	\$ 109,575.94	

Total ending balance \$ 109,575.94 as of December 31, 2025

Submitted by Lynn Taylor, Treasurer