

KNOLLS AND RAVENNA HILLS

BOARD MEETING

4/26/18

12:00 – 1:30pm

Board Members - Present:

Bob Bishop: Treasurer

Dan Perrin: Trees and Fences

Cindy Gaines: Secretary

Liaison for Ravenna Hills and Bookcliff Gardens: Bob Bishop

Board Members - Absent:

Susan Eggert: President

Josh Thompson: Irrigation and Landscaping

Architectural Control Committee (ACC) - Present:

Wayne Smith

Treasurer Report: No updates

Old Business:

1. Archive Records Committee: All of the past HOA records have been reviewed and scanned on to a hard drive. Storage of the paper copies from previous years was discussed. Storage location under discussion.
2. Homeowners please remember to complete and submit an ACC Form prior to all exterior changes to your home and yard.

***Since ABA Management is closing(see below), please contact an ACC Member for questions:

Knolls: Wayne Smith and Buck Buchanon for information.

Ravenna Hills: Kathy Hall and Dave Meyers for information.

Cindy Gaines (secretary) 241-5280: for information and forms.

3. Ravenna Hills and Bookcliff Gardens Liaison: Please email(preferred) or call Bob Bishop for questions, or to report concerns: bandcbishop@charter.net, 970-314-9297.

New Business:

1. ACC Request Submissions

2317 Knolls Circle: approved

2257 Cortina Court: approved

2227 Cortina Court: approved

2296 Knolls Circle: 2 requests submitted, and one approved and the other was disapproved and will be discussed with the homeowner.

2. Irrigation Valve Replacement:

Valve was replaced by Bookcliff Gardens on the south east corner of Woodgate. This was a mandatory expense of \$1173.46. This was not previously budgeted.

3. 3799 Piazza Way: Fence repair needed. Bill Roemilien will submit a bid to repair the fence. Dan Perrin has temporarily braced the fence.

4. Covenants, Conditions and Restrictions(CCRs): Fred Aldrich (attorney) was hired and is reviewing Ravenna Hills CCR's. The Knolls will be done after Ravenna Hills is completed. The board is

waiting for updates from Fred Aldrich. Jeanne Reporter(home owner and past President) and Bob Bishop are the lead contact persons for this project.

New Business:

1. ABA Management Company: ABA has been the management company for our HOAs for many years. ABA has notified the Board that they are closing their business. Therefore a new HOA Management company is being investigated by the HOA Board.
2. Home owner complaint: resolved.
3. Height of sheds and Gazebos under review.

Reminder to Homeowners:

Feeding Wildlife is harmful and can bring fines:

Please refer to a Letter sent to Homeowners from January 2005

Also refer to the following website:

www.cpw.state.co.us/learn/Pages/do-not-feed-wildlife.aspx

Submitted by: Cindy Gaines – Secretary

