

The Knolls and Ravenna Hills

HOA Board Meeting

April 19, 2019

1200-1:30pm

Board Members Present:

President: Dan Perrin

Vice President: Susan Eggert

Treasurer: Bob Bishop

Secretary: Cindy Gaines

Board Member unable to attend:

Irrigation and Landscaping: Josh Thompson

ACC Member Present:

Dave Meyers

ACC Report:

ACC Requests:

Knolls Circle house painting: Approved

3727 Piazza Way: Tree removal and Landscape changes: Approved.

3696 Sparrow Ct: Back yard landscaping changes: Approved.

2241 Cortina Ct: Front yard landscaping changes: Approved.

2247 Cortina Ct: Tree removal/trimming: Approved.

Change to a fence on Cortina Ct. (not approved by ACC) has been removed by the homeowner.

Bray Management

Contract Renewal: Dan Perrin has met with Bray Management to discuss the contract Renewal. June 8, 2019 is the deadline for contract renewal. Negotiations are being discussed and not finalized as of this meeting date. The board discussed proposed cost changes.

-Bray currently drives through the HOA twice a month to evaluate for any CCR violations.

Home Owner Complaints/Concerns/Questions:

Homeowner will call Bray Management 242-8450, or email: HoA@brayandco.com. Bray will notify HOA Board members of homeowners report. Dan Perrin will ask Bray to call homeowner so that the

homeowner knows the Board has been notified. Bray will then notify the homeowner of the HOA Board decision. The Board is planning for this to be done in a timely matter.

Treasurer Report:

Ravenna Hills and The Knolls budget is on track, doing well. Expenses are below what was budgeted. One reason is that snow removal was less this winter from what was budgeted.

The March 31, 2019 Financial Statement: is posted on the Bray Management web site.

Homeowners with overdue HOA fees:

Ravenna Hills --- there are 2 homeowners.

The Knolls---there are 3 homeowners.

Les McPherson (accountant for HOA), will notify the homeowners about past dues.

Irrigation/Landscaping

-To improve homeowner communication; there will now be signs posted at each of The Knolls entrances when the irrigation system is off for repairs. E&L Signs Company has completed two signs:

"IRRIGATION OFF FOR REPAIRS", and the Cost was \$40.

-Tree treatment of the pine trees completed in common areas by T4 Trees.

-Fence painting: Dan Perrin is in the process of talking to painting companies about cost of fence painting for individual homeowners. Fence paint color is: Monument.

-Cement lawn edging around 12/16 homes on Cortina Ct. - Update: Project will tentatively begin late July or early August. This project is at the homeowners expenses.

RAVENNA HILLS AND BOOKCLIFF GARDENS

-A post card was mailed to all Ravenna Hills homeowners with contact information for Bookcliff Gardens.

Homeowners are to call Dan Perrin 970-270-8428 or email: ddperrin66@gmail.com, for landscaping/irrigation concerns.

For irrigation emergency after hours or trouble getting ahold of Dan Perrin. Call Bray Management: 970-242-8450.

CCR's

-Susan Eggert will take the lead on this issue. She will inquire about the hiring of an attorney to review/redo the CCRs for The Knolls and Ravenna Hills.

Archives:

-The 3 remaining boxes of archives that Bob Bishop had, are now at Bray Management for storage. Bob Bishop has the Platt maps and the corporate seal for The Knolls and Ravenna Hills.

-Bob Bishop continues to keep the HOA archives scanned onto a hard drive.

Information:

-Raccoons: Notice to home owners that raccoons have caused roof damage to homes on Cortina Ct. The homeowners are working with A1 Animal Control (261-1464) to trap and relocate raccoons.

-Street repair completed on corner of Piazza Way and Knolls Circle

-Annual Meeting date not set as yet, the board is working with The First Presbyterian Church on a date in December 2019.

The Next HOA Board Meeting:

June 19th, noon, at 2227 Cortina Ct.