

# KNOLLS AND RAVENNA HILLS

## HOA BOARD MEETING

2/7/18

### HOA BOARD MEMBERS PRESENT:

President - Susan Eggert

Treasurer and Liaison for Ravenna Hills Bookcliff Gardens – Bob Bishop

Trees and Fences – Dan Perrin

Secretary – Cindy Gaines

Member At Large – Josh Thompson

Architectural Control Committee: Wayne Smith

Home Owner Volunteer for CCR's: Jeanne Reporter

Treasurer Report: Final Financial Statements for 2017 (Knolls and Ravenna Hills) are to be posted on ABA Management website (abamanagement.net)

### NEW BUSINESS:

1. **NEW BOARD MEMBER:** Josh Thompson (homeowner in The Knolls) has volunteered to be the Irrigation and Landscaping Coordinator. The board unanimously voted Josh to the position. **THANK YOU JOSH!!**

Josh will meet with Bookcliff Gardens and Ken Robar for orientation.

2. A new ACC Form (for the homeowner to complete for exterior home and landscaping changes) was discussed. The completed Form and the CCR(page 38 and 39) and Policy, will be posted on ABA Management website soon – hopefully within the week.
3. The Records Retention and Inspection Policy Procedure was reviewed. The policy is in compliance with House Bill 1237. After discussion it was decided that the current Policy does not require revision.  
The Archive committee continues to work on sorting all of the HOA Records. Plan is for all past, present and future HOA records to be scanned. HOA Secretary will continue to store the HOA records.
4. Trees: Dan Perrin stated that T4 Trees sent a reminder for treatment of trees for 2018. This is for trees in the common areas in Knolls and Ravenna. Cost of tree spraying and the Budget were discussed. More discussion to follow.
5. Fences: No concerns at this time

6. Street Lights: Dan Perrin called the City and reported the malfunctioning street lights on Cortina Court and Cortland Ave.
7. Security signs: posted at entrances.

### **OLD BUSINESS:**

#### 1. CCR's (Covenants, Conditions, Restrictions) Updates:

The CCR's for Ravenna Hills will be updated first. The Knolls CCR's will be updated at a later date.

Fred Aldrich – Attorney, will work with Jeanne Reporter and the HOA Board for the update process. A meeting has been scheduled for 2/15/18.

\*Meeting(s) with the Ravenna homeowners will be scheduled to discuss any proposed update(s), before CCR's are finalized.

### **HOME OWNER INFORMATION:**

*\*\*\*All Monthly and Annual Dues are to be sent to:*

*McPherson Consulting & Professional Accounting*

*521 Rood Avenue, Grand Junction, CO 81501*

*(970) 644-5330*

*[lesmcperson62@gmail.com](mailto:lesmcperson62@gmail.com)*

1. Complete an ACC form (located on ABA Management website) PRIOR to starting any exterior changes to your home – thank you!
2. Drag racing in the Knolls has been noted by some homeowners. Please report to the police if possible.
3. Again: please be on the **alert** for any theft or discarding of trash on private property!
4. If you notice any street lights that are not working – Please contact the City Of Grand Junction to have them replaced.

**RAVENNA HILLS HOMEOWNERS:** Landscaping questions or problems contact Bob Bishop by email [bandcbishop@charter.net](mailto:bandcbishop@charter.net) or call at 314-9297.

**\*\* No future date for the next HOA board meeting has been determined as yet.**

Prepared by: Cindy Gaines – secretary.