

The Knolls and Ravenna Hills

HOA Meeting

2/22/19

Noon -2227 Cortina Court

HOA BOARD MEMBERS PRESENT:

President: Dan Perrin

Secretary: Cindy Gaines

Treasurer: Bob Bishop

Landscaping/Irrigation: Josh Thompson

HOA BOARD MEMBER NOT PRESENT:

Vice Present: Susan Eggert

ACC MEMBER PRESENT:

Wayne Smith

Architectural Control Committee:

Wayne and Bob presented: The only request submitted thus far this year is from the home owners on Cortina Court, requesting to replace the decaying metal edging with cement edging. Request approved for cement edging as this will be a homeowner expense. The HOA will not pay to replace the metal edging with cement in the common area at this time. T&S Landscaping will complete the work. So far 7 home owners have confirmed. Work is planned for July 2019.

*There is a common area in the Knolls as well that has decaying metal edging. Discussion on going for budget to replace metal edging.

FENCES: Repair and painting of common area fences is ongoing. The paint color: Monument.

CCRs (Covenants, Conditions, Restrictions): Jeanne Reporter no longer able to assist with CCRs. **Thank you** Jeanne for all your hard work with this process!!

With the lead person, Jeanne Reporter, unable to continue to oversee the CCR Ravenna Hills Covenant Review update project, the Board felt it was appropriate to regroup going forward and terminate the current agreement with Aldrich Law Firm. Bob Bishop has met with Mr. Aldrich since board meeting.

There is money approved in the budget for the CCRs evaluation.

DORA REGULATIONS: The Knolls and Ravenna Hills are compliant with DORA regulations for HOA requirements regarding Policies and Procedures.

Home owner concerns:

3706 Sparrow Court: Bookcliff Gardens and snow removal; resolved

2271 Cortina Court: Leaf removal. Bookcliff Gardens came back other time at no charge to the homeowner; resolved

3703 Sparrow Court: Removal of dead tree; date and time was scheduled to remove tree. Resolved.

LANDSCAPING AND IRRIGATION:

TREES:

The Knolls and Ravenna Hills common areas have both been evaluated by T4 Trees for spraying pine trees to prevent or treat diseased trees.

Ravenna Hills has 9 pine trees.

The Knolls has 13 trees.

Josh Thompson will ask T4 Trees to mark the trees that will require spraying, and to delineate which trees are a home owner expense and which is an HOA expense. Josh will talk to T4 as to when they plan to spray.

Cost is \$2341.75. Budgeted amount was \$4339.00.

SIGNS FOR HOMEOWNER NOTIFICATION WHEN THERE IS AN IRRIGATION SHUT DOWN.

In an effort to improve homeowner communication:

Discussion of obtaining signs to be posted at the entrances to the Knolls when there is an irrigation shut down. Josh will research companies for cost.

NATURE AREA:

Recently noticed trash in the Nature Area (again). Discussed plan for cleanup of Nature Area.

LAISION FOR RAVENNA HILLS AND BOOKCLIFF GARDENS:

Bob Bishop has stepped down as the Liaison for Ravenna Hills and Bookcliff Gardens.

****Homeowners please call Bray to report concerns and requests for**

Bookcliff Gardens for 2019**

Phone number: 242-8450 (Bray Management Company)

Ask to speak to the Ravenna Hills/Knolls contact person.

ARCHIVES RECORDS:

All HOA records are scanned on a hard drive

Bob Has 3 HOA boxes in his Garage, 2 are "President Boxes." Decided that all three boxes will be stored with the other archives at Bray Management.

The Corporate seal will be located in Bob Bishop's safe.

TREASURER REPORT:

January budget for 2019 in good shape. Budget reports are posted on Bray Management web

Meeting Adjourned 1:28pm

Next HOA Board meeting: April 19, 2019 at noon.

Location: 2227 Cortina Court