

THE KNOLLS AND RAVENNA HILLS

HOA BOARD MEETING

JUNE 19, 2019

1200-2:00

2227 CORTINA CT.

BOARD MEMBERS PRESENT:

President: Dan Perrin

Vice President: Susan Eggert

Secretary: Cindy Gaines

Treasurer: Bob Bishop

Irrigation/Landscaping: Josh Thompson

ACC REPORT: Wayne Smith-present; No new ACC forms submitted. Mike Bullen is confirmed as a new ACC Member.

Homeowners present: 7 other homeowners were present (including past presidents: Jeanne Reporter and Ken Storck)

NEW BUSINESS:

A concern was presented by a homeowner regarding a previously approved ACC request for the installation on a split rail fence at their residence. A detailed summary was presented by the homeowner on the steps taken to have this request approved/disapproved by the ACC committee due to the fence being in a common area similar to what other home owners have done in past years. The other issues and time frame referenced has been ongoing for a number of months in the presentation.

This approved ACC request is currently in process of being challenged by another homeowner and will be addressed in July 2019 through a mediation process.

The HOA board or its members were not named on this complaint (#195106) but it has been communicated that the HOA will be having a complaint filed from the homeowner per statements on Facebook seeking reversal of the approved ACC request to the homeowner. As of June 19, 2019, no such document has been received.

Property Management Company: This is an ongoing discussion. No confirmed decision has been determined as to whether will continue with Bray Property Management, or consider other avenues.

Further discussion at the next Board meeting.

Home owner concerns:

-Ken Storck (homeowner and past president):

- Grass at the entrance off 27 ½ Road, north side, has weeds and has areas that are dying- Dan Perrin will call Bookcliff Gardens
- Realtor signs posted at the entrance to The Knolls off 27 ½ road, this is against CCR's- Realty company will be notified.
- Nature area needs cleaned up, and Ken Storck will post clean up dates on Facebook to let homeowners know in hopes that volunteers will assist.
- Bushes and trees need trimmed, and trash clean up is needed along 27 ½ Road, Ken Storck will post date on Facebook to let homeowner know in hopes volunteers will assist. Bookcliff Gardens will also be notified of concerns.
- Someone is leaving trash on the walkway between Pond 2 and Fernwood
- Bags of dog poop are being left on the street
- Children seen throwing rocks in Pond 1 and 2. This is a potential hazard to the irrigation system!
- Broken valve cover boxes between Pond 1 and 2 and along 27 ½ road, from lawn mowing. Will notify Bookcliff
- Dry spots in grass in neighborhood. Josh will contact Bookcliff.
- Josh and Ken will remove support poles around a tree between pond 1 and 2.
- Josh will contact Bookcliff about above landscaping concerns.

Landscaping/Irrigation:

- Entrance at Piazza and Cortland: will add Mulch and discussed about painting the fence behind the monument the correct fence color which is Monument. Dan Perrin will be the lead on this.
- Ravenna Hills homeowners are to continue to call Dan Perrin 270-8428 for concerns that need attention from Bookcliff Gardens.
- Dan Perrin will talk to Bookcliff Gardens about a list of concerns from the homeowners.
- Cortina Ct.: Dying bush and low spot in back yard, Bookcliff to evaluate.
- Also see above for concerns on irrigation/landscaping from Ken Storck

Treasurer's Report: Not discussed at meeting due to time constraints. However Bob Bishop has provided the following to be included in these minutes:

- This report outlines the activities in regards to presented financial documents which includes banking transaction.
- Homeowners please go to the Bray Website, click on Knolls/Ravenna Hills communities and select dues/financials to see monthly reports.

Highlights of Treasurer Report:

-The Knolls:

-Budgeted expenses for fence repairs and ground maintenance is expected in the upcoming months.

- Two homeowners still remain past due on their dues. Previous months had invoices stamped "Past Due". The next step will be to send registered letters/invoices to the homeowners.

-CCR Legal expense is budgeted and will be accrued for that specific purpose on cash management worksheets.

Ravenna Hills:

- Expenses lower than budgeted – same reason as The Knolls. Late wet spring delayed these expected expenses.
- 1 homeowner past due: current from past due, working on current month.
- Raccoon invoice for nature area was \$115 for removal of raccoon in the nature area, is approved and forwarded to Les McPherson for payment.

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- **Next Board meeting:** July 9, 2019, noon, at 2227 Cortina Ct.