

KNOLLS AND RAVENNA HILLS

HOA BOARD MEETING

1/23/18

1200-1:30pm

HOA BOARD MEMBERS PRESENT:

President – Susan Eggert

Treasurer – Bob Bishop

Member – Dan Perrin

Secretary – Cindy Gaines

Liaison for Ravenna Hills and Bookcliff Gardens – Bob Bishop

ARCHITECTURAL CONTROL COMMITTEE – Kathy Hall

HOME OWNER VOLUNTEER FOR CCR's – Jeanne Reporter (past president)

HOME OWNERS PRESENT

Ken Robar – Assistance with irrigation system

Ken Storck – Past president

TREASURER REPORT – 12/31/17:

**FINANCIAL REPORTS(and meetings) ARE TO BE POSTED ON ABA MANAGEMENT WEBSITE---both for The Knolls and Ravenna Hills.*

**Home Loan and State Bank: banking transactions.*

**Les McPherson Consulting and Professional Accounting: CPA firm.*

Statement of Income - Knolls

1. KNOLLS: A year-to-date profit of \$8,141 versus a projected budgeted profit of \$161 was primarily due to legal fees for anticipated CCR update that didn't materialize in 2017 and Fence costs substantially under budget for the year of 2017.

2. Expenses that offset the under budgeted accounts, coming in over budget were special projects during the year: Rock Mulch Projects, Tree Spraying, submerged pump purchase.
3. Accounting costs associated with transition to new accounting company: Les McPherson CPA.
4. Miscellaneous income from State Farm Insurance \$1491 contributed to profit.
5. Cash Operating account, end of year: \$40,324.
6. Capital Reserves: \$36,375.

Statement of Income – Ravenna Hills

1. Month of December profit: \$2710 was lower than budgeted \$6456 due to the accrual of \$4000 in the month of December for CCR update expense yet to be recorded.
2. 2017 profit \$5,827 versus projected profit of \$464 due to snow removal costs under budget for 2017 by \$3,389; and transfer fees of \$1,889 contributed to the increased profit versus budget in 2017.
3. Cash operating account end of year: \$49,701.
4. Capital Reserves: \$14,485.

Savings Accounts:

Knolls: \$17,271

Ravenna Hills: \$5,306

Ravenna Hills-Street Fund: \$36,724

Cash Flow Analysis

1. Cash flow input/outgoing for 2017 were sufficient to cover budgeted expenses.

NEW BUSINESS

Election of Board Members: Current HOA Board members were voted to remain in current positions.

*ATTENTION: There are open board positions**

PLEASE consider volunteering to serve on our wonderful, fun and hardworking Board to keep our neighborhood beautiful!

Contact any board member or Cindy 241-5280 if interested. THANKS!

Fences: (Dan Perrin)

1. Dan repaired some fence pickets in the common area on Woodgate.
2. Post repair: each post will be evaluated to be replaced or repaired with either a metal vs. wood posts. Wood is most cost effective. An added wood post next to the existing post will probably be preferred due to cost and it is also looks nice.
3. Hanging Tree branch across the street from the duck pond WILL be removed. Technique to complete this is being discussed.
4. Brad Green Services completed some fence work (posts). Cost \$950.

Trash:

1. Dan Perrin and Ken Storck are frequently (weekly), picking up trash at the entrance of 27 ½ Road and Piazza Way. And along 27 ½ Road in front of the Knolls.
2. Please call the police (report license plates if possible) if you see someone disposing of trash.
3. Trash has also been seen being tossed on the yards of homes on Briar Ridge Road.

THEFT:

1. Theft of the KNOLLS letters at the entrance of 27 ½ Road and Piazza Way is occurring.
2. **PLEASE call the police if you see this or have any information! Susan Eggert**

Has filed a report with the police.

3. The HOA board is discussing a plan of action. Video surveillance and signs and extra lighting, are being discussed.

4. "Bud Signs" has been hired to replace and paint the new letters that are missing at the entrance of 27 ½ Road and Piazza Way.

Work was completed 1/25/18.

5. **Mailboxes on Piazza Way:** were repainted by Brad Green Services; cost \$507.

6. **Street Lights:** it has been noted by Dan Perrin that some of the light bulbs in the street lights are blinking and need replacement. He will call or email the City of Grand Junction who will replace the lights. He has currently noticed malfunctioning lights on Cortland and Piazza.

7. **ACC Form:** The Architectural Control Committee has proposed changes to the ACC Form. These proposed changes will be forwarded to the HOA Board for approval. Once the form is updated, it will be posted on ABA Management Website.

*A member of the ACC **and** a Board member must sign off on the ACC form before approval for the project is granted to the homeowner. PLEASE do not start the project until the form is returned to the homeowner---allow at least 5 days.

Ravenna Hills Landscaping and Irrigation:

1. Enrique with Bookcliff Gardens (was the lead Irrigation employee) has resigned. Bookcliff Gardens assured Bob Bishop(Laison for Ravenna and Bookcliff) that the irrigation system will continue to be maintained efficiently.

Also, Ken Robar (homeowner) volunteered to orient anyone at Bookcliff Gardens to the irrigation system, which is complex. Ken Robar has oriented many employees to the irrigation system for many years—thank you Ken!!

**Discussed the need for a Handbook that contains all the irrigation Information.

2. Liaison report for Ravenna and Bookcliff Gardens has been closed out for 2017.
3. Pond 2 dredging was completed 1/15/18, this was able to be done early due to nice weather. This was a budgeted expense for 2018.
4. There was minimal damage during the dredging process and only some rock replacement was needed along the edge of pond 2. Cost was \$701; which was less than the amount budgeted.
5. Jeanne Reporter explained that the rocks between Pond 1 and 2 have been positioned in a specific way to divert water away from the pump house in the case of flooding (heavy rains). Rocks were placed like a gully. At some time in the future the rocks may need to be repositioned due to shifting.
6. New Keys were ordered and obtained for the pump house.
7. Lawn Edging: The lawn edging continues to need replacing in the Common areas. Currently using concrete. The cost for edging is expensive and the board continues to discuss what areas will be paid for by the HOA.

OLD BUSINESS

1. Basketball hoop in Ravenna Hills has been removed from the street.
- CCR's**
2. CCRs: Two board members discussed with Fred Aldrich(local attorney), the need to update the CCR's for Ravenna Hills and The Knolls. Mr. Aldrich has historical knowledge and experience of our HOA.
 3. The HOA board voted to hire Mr. Aldrich. The cost was previously budgeted. Bob bishop will notify Mr. Aldrich.
 4. The CCR's for Ravenna Hills will be completed first and then the Knolls.
 5. Discussion occurred about the need for a possible 5th Amendment for Ravenna Hills prior to updating CCR's, scheduled for 2018.
*Jeanne Reporter indicated the 5th amendment does not apply to Knolls Circle.
 6. Amendment to First amended and Restarted Declaration of CCR's and Easements of the Knolls Master Association dated 2/4/2013, has been updated to the Knolls.

Website: www.abamanagement.net

7. HOA Archives: there is a committee that is working on archive storage. There is a Record Retention Policy for the Knolls and Ravenna Hills. This Policy will be reviewed for any needed updates.

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

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.

HOA BOARD MEETING

2/7/18 -- noon

359 Colorado Ave., Suite 101 – Susan Eggert's Office

