

HOA BOARD MEETING

The Knolls and Ravenna Hills

8/14/2019, Noon

Board Members Present:

President: Susan Eggert

Secretary Cindy Gaines

Treasurer: Bob Bishop

Board Member unable to attend

Landscaping and Irrigation: Josh Thompson

Homeowners Present: 7

Legal: Information provided to homeowners of court hearing between Knolls and Ravenna Hills HOA and Knolls homeowner at time of meeting was at Noon on August 20, 2019 at 9:00 A.M. Update: Hearing was changed to Monday August 19, 2019 at 10:30 AM.

Property Management for the Knolls and Ravenna Hills:

The HOA Board members will be conducting Property Management duties as the renewal contract was not renewed with Bray Hoa Management Company as of July 31, 2019.

Notification will be sent to all homeowners on this change when the new website is completed and currently in process. The contact information for questions, concerns, reporting of emergencies, etc. forms is being updated with forms to be used, i.e. ACC, Complaints. The new website will have the meeting minutes, Financial Statements, Treasurer's Report, alerts and communications, and Budgets included.

The decision to remove Facebook page from Knolls and Ravenna Hills was due misuse of the original purpose designed for homeowners when introduced.

Irrigation and Landscaping: Homeowners brought to the Boards attention of items that were previously presented and no action had been taken or resolving these issues. Bob Bishop will work with Bookcliff Gardens and communicate to Josh Thompson on this presented issues.

Nature Area: Homeowner volunteers continue to be needed to clean up the nature area by Pond 2. Ken Stork will determine the days for clean-up and Jeanne Reporter (past President) will post this information on the mailboxes. Tree limb removal and debris previously requested has seen no progress. Bob Bishop volunteered to pursue and resolve this brought up concern and inform Josh Thompson on the progress.

Four elm trees in the common area on Piazza Way was discussed. There was a request to remove all of them when feasible. Josh Thompson reviewed the site and determined that one dead tree needs to be removed and the others can be trimmed of dead branches for the time being and can be included in the upcoming budget for next year. Bob Bishop will work with Accent Tree Service who has submitted a cost

of \$900 per tree for removal. This does not include stump removal. Bob Bishop work with Josh Thompson of obtaining stump removal bids. The plan is to replace and plant new trees in this area.

A homeowner in attendance will be submitting an ACC form to request the removal of a tall evergreen tree at his house location and submit to the ACC committee for review.

There was a request that Bookcliff gardens post lawn flags when lawns are being treated. Bob Bishop will notify Bookcliff Gardens of this request.

An ACC request at 2230 Cortina Ct for tree trimming and tree removal was approved on 07/28/2019.

Fences: A homeowner at 2140 Hawthorne Ave (Spring Valley) has a fence that is part of the Knolls Common area off Woodgate Drive. The homeowner had the fence repaired at her cost of \$680.59 prior to contacting the Board. It was requested for cost sharing. The Board examined the fence repair and it was in compliance with HOA rules and so the Board approved one-half (\$340.30) of the original invoice cost.

Homeowners that live in the Knolls/Ravenna Hills are encouraged to contact the HOA Board before fence repairs are started – if the fence involves the common area. The Board has a fence repair company with reasonable costs.

Ravenna Hills Liaison: Contact Bob Bishop at bandcbishop@charter.net Contact Cindy Gaines at (970) 241-5280.

Treasurer's Report: Cash flow is on track to cover budgeted expenses for the remainder of the year for both Knolls and Ravenna Hills. Financial Statements and 2019 Budget will be posted to the new website when completed. Homeowners can request copies of Financial Statements from Bob Bishop at bandcbishop@charter.net or call (970) 314-9297.

It was reported that one Knolls homeowner remains in arrears of 2019 dues. Discussion on how to proceed in accordance with our Hoa CCR's and HB 1276 was discussed.

Jeanne Reporter (past President) recommended adding a line item in the upcoming 2020 budget for Property Management Expenses, Board agreed.

Other Items: Raccoons: A number of homeowner have had significant roof damage from raccoons this year. One person to consider is A1 Animal Control (970) 261-1464 (Jim) to have raccoon trapped and relocated. Homeowners are asked to NOT go around feed birds, as this can attract raccoons.

Next Meeting

No date has been scheduled for next meeting

Submitted by: Cindy Gaines (HOA Board Secretary)