

THE KNOLLS AND RAVENNA HILLS

BOARD MEETING

OCTOBER 22, 2019

11:50am-1:00pm

**** ANNUAL HOA MEETING FOR ALL HOMEOWNERS:**

December 12, 2019 at 6:30pm at First Presbyterian Church

Meeting called to order at 11:50am

Board Members Present:

President: Susan Eggert

Treasurer: Bob Bishop

Secretary: Cindy Gaines

Board Member unable to attend:

Josh Thompson: Landscaping and Irrigation

Homeowners Present:

Mr. and Mrs. Don May

HOME OWNER COMMUNICATION WITH THE BOARD

Website: www.knollsandravennahillshoa.com

Contact a Board Member:

- 970-241-2313
- Email: knollsandravennahillshoa@gmail.com
- PO Box 2084, Grand Junction, CO 81501

Irrigation Emergency - Day time: 970-241-2313

Irrigation Emergency - Night time: 970-242-7769 (Bookcliff Gardens)

Ravenna Hills/Bookcliff Gardens Laision:

- Bob Bishop: bandcbishop@charter.net (preference) or 970-314-9297
- Cindy Gaines: 241-5280

Previous HOA Meeting Minutes from 8/14/19 were previously approved by the Board

New Business:

1. 2020 Budget:

-The proposed budget for 2020 was discussed and reviewed by the board. Susan Eggert made the motion to approve the 2020 budget, Cindy Gaines seconded the motion and all present board members voted to approve (Susan, Bob, Cindy). The homeowners will get a copy of the 2020 Budget in the Fall Newsletter.

Ratification of the 2020 budget will be discussed at the Annual Meeting.

-No increase in fees for The Knolls Homeowners.

-Decrease in fees for Ravenna Hills Homeowners.

-The largest expense for 2020 will be dredging of Pond 1, at the total cost of \$14,361.00.

-Bookcliff Gardens: Will continue to provide services; 2020 is the 2nd year of a two year contract, and no increase in cost. Snow removal contracts for the 2019-2020 season have been signed.

-A contingency fund for 2020 for property management fees requested was not budgeted in the 2020 budget.

-There will be limited money available for tree spraying in the common areas for 2020. Probably enough money to do 8-14 trees in 2020 (previously have sprayed about 22 trees/year in the common areas).

-Money for CCRs is still budgeted to update The Knolls and Ravenna Hills CCRs. Any future updates to our HOA declaration, recorded in Mesa County, maybe forthcoming if deemed necessary.

-New costs for 2020 budget:

-Cost of maintaining the HOA website for The Knolls and Ravenna Hills. -

-Cost of Telephone (970-241-2313) – this phone allows the homeowner to contact a Board member.

-Tree and stump removal of a dying Elm Tree in the common area on Piazza Way.

-Raccoon trapping in the nature area.

2. Cash Transfer transaction to Capital Reserves:

Bob Bishop requested that transfer fees (home sales) from the Knolls in amount of \$1200, that is currently in the operating account (from 2017-2018), be transferred to the Capital Reserve Account. Susan Eggert made the motion to approve the transfer of \$1200 to the Capital Reserve Fund. Cindy Gaines seconded the motion.

All present board members (Susan, Bob, Cindy) voted and approved that \$1200 from the operating account is to be transferred to the Capital reserve fund.

Bob Bishop requested that transfer fees (home sales) from Ravenna Hills in the amount of \$4069, that is currently in the Operating Account, be transferred as follows: 1/2 of this money (\$2035) goes to the Capital Reserve Fund and 1/2 of this money (\$2034) goes to the RH street fund (Sparrow and Fernwood). Susan Eggert made the motion to approve the transfer of \$2035 to the Capital Reserve Fund and \$2034 goes to the RH street fund (Sparrow and Fernwood). Cindy Gaines seconded the motion. All present Board members (Susan, Bob, Cindy) voted and approved this money to be transferred as above.

3. Cement Edging on Cortina Ct: The majority of the homeowners on Cortina Court are hoping to replace the deteriorating metal lawn edging with cement—**This is NOT an HOA expense!** The Homeowners will pay for this expense.

4. Annual Fall Letter: will be mailed to all homeowners.

5. Mailing labels: will be done to assist the Board in mailings to homeowners.

6. Proxy Forms: A new Proxy form was developed for 2019. This form will be mailed to all homeowners prior to the Annual HOA Meeting 2019. Homeowners will be asked to vote on the budget and on the lawn cement edging on Cortina Court.

Meeting adjourned 1:00pm

Next Meeting: 12/12/19-Annual Meeting (see above).

Minutes of 10/22/1019 Submitted by: Cindy Gaines, HOA Secretary