

ANNUAL HOA MEEETING

The Knolls Master Association & Ravenna Hills HOA, Inc.

December 12, 2019 @ 6:30 PM

3940 27 ½ RD (First Presbyterian Church)

Board Members Present:

President: Susan Eggert

Secretary: Cindy Gaines

Treasurer: Bob Bishop

Member at Large: unable to attend

Josh Thompson: Landscape/Irrigation Coordinator

ACC (Architectural Control Committee) Present:

Wayne Smith (Knolls)

Kathy Hall (Ravenna Hills)

ACC Not Present:

Mike Bullen (Knolls)

Dave Meyers (Ravenna Hills)

WELCOME: Susan Eggert welcome to homeowners, introduction of current Board members and Wayne Smith (current ACC member volunteer) and new homeowners.

Notice of Quorum Achieved:

The Knolls Master Association: With 9 proxies received and 12 homeowners present, it was announced that a quorum had been achieved.

Ravenna Hills Association: With 4 proxies received and 16 homeowners present, it was announced that a quorum had been achieved.

Approval of 2018 Annual Hoa Meeting Minutes: No changes proposed for the November 29, 2018 Annual Meeting Minutes.

There was a motion to approve and seconded. The Minutes were approved.

HOA BOARD MEMBER RESIGNATION:

Susan Eggert (president) is stepping down from the HOA Board as of January 8, 2020. Susan has been serving on the HOA Board for over 5 years. Thank You Susan for all your years of service, hard work, leadership and expertise!

Josh Thompson has resigned as a Member at Large: Josh has been in charge of Landscaping and Irrigation for the last 2 years. Thank You Josh for all your hard work and expertise!

Susan Eggert presented to the homeowners a request to join the HOA Board, or volunteer as a Member at Large. We are in urgent need to fill Board positions and Member at Large positions! Volunteering as a Member at Large is also critical to the function of HOA Board. Members at Large can help with a number of smaller projects to help with keeping our HOAs beautiful.

Anyone interested and or wanting more information: Please attend the next HOA Meeting on January 8, 2020 at noon, 359 Colorado Avenue (Susan Eggert's office).

This meeting will elect new board members for 2020, and Members at Large who want to volunteer to assist the Board.

There are many small jobs that will not take up a lot of your time.

Request for a homeowner to do the job of Liaison for Ravenna Hills and Bookcliff Gardens. Bob Bishop will train the homeowner and offer assistance as needed.

Homeowners may also call and talk to any of the Board Members for more information---970-241-2313.

HOA MANAGEMENT COMPANY:

The HOA Board is the Management Company for The Knolls and Ravenna Hills. Homeowners were notified of this change in previous 2019 Meeting Minutes and in the fall letter that was mailed to all homeowners in October 2019.

Communication with the Board Members:

Phone: 970-241-2313

Irrigation Emergency (after hours): Bookcliff Gardens 970-242-7769

Website: www.knollsandravennahillshoa.com

Email: knollsandravennahillshoa@gmail.com

Mailing Address: PO Box 2084, Grand Junction, CO 81501

Ravenna Hills/Bookcliff Gardens Liaison:

Bob Bishop (bandcbishop@charter.net); 970-314-9297

AND/OR

Cindy Gaines: 241-2313 and 241-5280

Financial Accounting Questions: Lesmcpherson62@gmail.com

or 970-644-5330

Accomplishments in 2019

Irrigation/Landscaping

-When irrigation system is off, there will be signs posted at the entrances on Piazza Way and Cortland Avenue: **"IRRIGATION OFF FOR REPAIRS"**

- There are new irrigation pumps in the pump house, so that the process of replacing broken pumps will be quicker, and will decrease the length of time that the irrigation water will be shut off.

-Bookcliff Gardens will continue providing Irrigation and Landscaping support for 2020. This is the second year of their 2 year contract.

-The fence at the entrance of Cortland has been painted the color “Monument” to match the required fence color. This was done by Vivax.

-Tree spraying in the common areas – Basal spray Borer Scales was completed early this year by T4 Trees.

-Fence repair was completed that faced Piazza Way

Tree Maintenance

-There were four large tree branches cut and one brush pile removed from the common area this year by Accurate Tree Service. All tree branch removals were deemed to be a safety issue that needed to be addressed.

-There is a dead Elm tree in the common area on Piazza Way that plan to have removed in 2020.

Treasurer’s Report

Updated Financial Data

-Presented updated financial statement results at November 30, 2019.

-Presented updated cash data results at November 30, 2019. (Included Reserves)

-Presented projected financial statement data at December 31, 2019.

-Presented estimated cash projections at December 31, 2019. (Included Reserves)

Cement Edging

-A review of the cement edging project, its origination, and the reason for voting by homeowners at the annual meeting was presented by Treasurer Bob Bishop.

-A motion was made by Kathy Hall and seconded by Margaret Coe, to vote on the Cement lawn edging (to replace the deteriorating metal edging) on Cortina Court. The cement edging was approved by the homeowners. This project will be done 2020. This is a home owner expense, NOT an HOA expense.

On-the Horizon Topics

Reserve contribution impact 2021-2039 was communicated to attendees derived from Reserve Study currently being used for inclusion in annual dues.

1. 7% Knolls
2. 3% Ravenna Hills
3. Knolls dues – Decreasing Gap
4. Ravenna Hills – absorbed in Annual Budget preparation

Unfunded Assets

Aging controllers in the pump house, aging irrigation pipes, last replaced 2012 is not/nor was ever in Capital Reserves listing in Reserve Study prepared in 2014 that will eventually have to be replaced was communicated at annual meeting. This was notification of an awareness on this subject matter.

Ravenna Hills Street Fund

1. Current level shortfall is estimated to be \$11,290 in 2023 @ 2015 cost projections in Reserve Study.
2. Estimated date of expected fully funded Street Fund is 2029.
- 3.

Capital Reserves Funding – Planning

1. Capital Reserve worksheet by asset tied to 2014 Reserve Study established.
2. Method of contribution level amount established from options provided:
 - a. Full replacement cost
 - b. One-half (50%) of full replacement cost
 - c. **Reserve level dollars not to go below zero * method selected 2014.**
3. Presentation to homeowners of what is not in Reserve Study, to be funded from other sources (additional financing and or special assessment) for perimeter fence replacement for Knolls and Ravenna Hills. Treasurer is reviewing options available to address this cost.

Treasurer communicated to homeowners of internal project established to allocate additional funds to assets in Capital Reserves for cost reductions of unfunded assets. Preliminary amounts appears to be \$20,000 to Knolls and Ravenna Hills. A review of excess cash after 2019 year end will have to occur for amount determination and board approval.

Reserve Study will be forwarded for posting to website for homeowner access.

The desired goal is to reduce or eliminate the likelihood of any special assessments with extensive management of capital reserves for planning versus reacting purposes.

Cash Management

Cash management spreadsheet established for identification of funds available to cover unexpected or unplanned expenses.

Available cash will be net of previous allocated funds approved such as costs for updating of Knolls and Ravenna Hills CCR's, Legal expenses and one month contingency until end of year.

Projects on Tap for 2020

Communicated to homeowners of the current % Ravenna Hills remits to Knolls currently at 28%.

1. A review of common area cost allocation in Ravenna Hills to Knolls.
2. Landscaping/Snow removal contracts for 2021 and 2022 needed.

End of treasurer report.

2020 Budget for the Knolls and Ravenna Hills

-The 2020 Budget for The Knolls and Ravenna Hills was previously sent to all homeowners with the fall letter, in the mail. This mailing also included the Assessment Sheet for Knolls and Ravenna Hills for Hoa dues in 2020.

| | |
|--------------------------------|--|
| 2020 Dues: Knolls at \$600/yr. | Ravenna Hills: Various based on lot size |
| Invoiced annually | Invoiced monthly |

A summary of budget inclusions was presented for Knolls and Ravenna Hills.

-A motion to approve the 2020 budget for The Knolls was made by Ken Robar and seconded by Jeanne Reporter. Homeowners voted in favor to ratify the 2020 budget as presented for the Knolls Master Association.

-A motion to approve the 2020 budget for The Ravenna Hills was made by a Ravenna Hills homeowner and seconded. Homeowners voted in favor to ratify the 2020 budget as presented for Ravenna Hills Homeowners Association.

2020 Budgets will be submitted to be posted to our website.

Homeowner Concerns and Questions:

-Bookcliff Gardens driving the lawn mowers too fast and is causing damage to lawn edging and sprinkler heads. Bob Bishop will discuss with Bookcliff Gardens.

-The Cat tail plants around ponds 1 and 2 need to be removed as they will interfere with the Irrigation water. Bob Bishop will discuss options with Bookcliff Gardens.

-Homeowner asked why money was set aside for Raccoons in the budget. It was explained by Bob Bishop that there was a serious problem in 2019 with the Raccoons causing roof damage to the roofs of homeowners on Cortina Court and Piazza Way. Some of the roofs needed extensive repair. Goal for 2020 is to set traps in the nature area (at a minimum), and the Raccoons will be relocated.

A request for the Board to draft a letter to all homeowners concerned about dog barking. Question: is there CCR on this issue? Ed Haskell can name homeowners who have barking dogs.

There is a secondary water source that we have water rights, never used it. No need to merge it. (Mr. Ken Robar)

Meeting Adjourned at 8:10 PM

Next Meeting: January 8, 2020 at noon, 359 Colorado Avenue, suite 101. Agenda will be to elect Board Members, and any interested homeowners for Members at Large.