

**The Knolls and Ravenna Hills HOA Meeting**

**February 5, 2020**

**1200-2:20pm**

**Board of Directors (all present):**

Don Gutentag - President

Randy Miller – Vice President

Cindy Gaines - Secretary and Ravenna-Bookcliff Liaison

Bob Bishop – Treasurer and Ravenna-Bookcliff Liaison

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**Members at Large (not present):**

Josh Thompson (Landscaping and Irrigation)

Andy Scott

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**Attorney for Knolls and Ravenna HOA:** Lloyd Quesenberry – CCRs

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**Architectural Review Committee:**

Wayne Smith (Knolls) - **present**

Mike Bullen (Knolls)

Kathy Hall (Ravenna)

Dave Meyers (Ravenna)

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**Homeowners present:**

Jeanne Reporter – past HOA president

Margaret Coe

Don May- past board member

Mr. and Mrs. Knapple

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**Meeting Minutes from January 8, 2020:** Previously approved

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## **NEW BUSINESS**

**CCRs: Mr. Lloyd Quesenberry – Attorney:** Mr. Quesenberry was present to assist the HOA Board with the process of revising and restated the CCRs.

Mr. Quesenberry recommended that all the CCRs for both The Knolls and Ravenna Hills be revised and restated at the same time. This will be more cost efficient.

-Mr. Quesenberry outlined the process of the CCRs going forward. Discussion occurred on the process.

-The process of revising and restating the CCRs by the HOA Board, and reviewing the information presented by Mr. Quesenberry, will begin at the next HOA Board meeting March 18.

-The HOA Board will continue to work closely with the Attorney Mr. Quesenberry during this process.

-Homeowners welcome to attend Board meetings to participate in the discussion.

- Meetings will be scheduled with all Homeowners in the future to discuss proposed changes.

-Home owners will have the opportunity to vote on proposed changes to the CCRs.

-Reminder that the HOA Collection Policy must be delivered to every homeowner each year.

-Also discussed review of the Investment Policy in the future.

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**Landscaping/Irrigation:** Pond 1 dredging will be done by Bookcliff Gardens this spring. Dredging will begin pending the weather.

-Elm tree and stump removal (tree is dead) in the Common Area on Piazza Way. Needs to be scheduled.

-Bob Bishop is in the process of setting up a Meeting with Bookcliff Gardens to discuss landscaping needs for this year. Ken Storck (past president) will attend this meeting as well.

- Home at 3383 Woodgate Drive, has a damaged sprinkler head that occurred when Bookcliff Gardens were doing snow removal. Bookcliff Gardens has been notified and will arrange to take care of this.

-Cement Lawn Edging on Cortina Court schedule for summer 2020.

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### **ACC Forms submitted:**

-Radon Mitigation: approved (Cortina Court)

-Pergola Replacement: approved (Ridge Drive)

-Garage: denied (Ridge Drive)

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### **Home Owner Complaint**

-A homeowner on Cortina court submitted a complaint regarding dog barking.

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**Treasurer Report:**

December 31, 2019 Financial Statements completed.

Tax Returns will commence by Les McPherson's office.

DORA registration renewal completed for Knolls and Ravenna Hills.

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**NEXT MEETING: March 18 at 1:00pm. 2251 Cortina Court.**

**Submitted by: Cindy Gaines - Secretary**