

RAVENNA HILLS HOA BOARD MEETING

NOVEMBER 9, 2022 (1:15PM – 2:11PM)

Location: 2227 Cortina Court

Meeting started at 1:15pm.

1. AGENDA:

ELECTION OF RAVENNA HOA BOARD

DISCUSSION OF CCRS,

Discussion on LANDSCAPING MAINTENANCE

2. BOARD MEMBERS PRESENT:

CINDY GAINES (PRESIDENT)

DAVE MEYER (MEMBER AT LARGE)

RON MAKELA (TREASURER DESIGNATE)

3. BOARD MEMBER UNABLE TO ATTEND:

ANDY SCOTT (VICE PRESIDENT)

4. HOMEOWNERS PRESENT: 14 homeowners (total) present from Cortina Court, Fernwood Court and Sparrow Court.

5. CCRS---NEW RESTATED/UPDATED-2022: Over 67% Of Ravenna Hills Homeowners voted to adopt the New CCRs (a minimum of 67% was needed). These new CCRs have been signed and notarized and filed with the City of Grand Junction, on 10/30/2022.

6. Election of HOA BOARD:

- a. Bob Bishop (homeowner) motion for Cindy Gaines to continue as President for another term for Ravenna Hills HOA. Seconded by Patricia Knapple, and all present voted yes, and passed.
- b. Patricia Knapple (homeowner) motion for Andy Scott to continue as Vice President for another term. Was seconded and All present voted yes and passed.

- c. Bob Bishop motioned to elect Dave Meyer to continue as Member at Large for another term. Motioned seconded and all present voted yes and passed.
- d. Margaret Schultheis (homeowner) volunteered to help with some of the secretary duties(thank you Margaret!!!)
- e. Explained and discussed the board will continue to hire a landscaping company for Ravenna Hills, unless Landscaping companies are not available (unlikely). Concern that Bookcliff Gardens is not completing work that is listed on the contract. Also weeds are still a problem in the Homeowners yards. Also the survey that was sent out by Don May – homeowners on the survey were concerned about: weeds, pruning, mowing. Will discuss with Bookcliff about all concerns and especially the weeds and what can be done—Does another company that can do weed spraying need to be consider?
- f. Cindy –President stated that the HOA Board will set up a meeting and talk to Bookcliff Gardens about all the concerns and see is Bookcliff Gardens can improve their landscaping and follow the contract(which they are not consistently doing at this time). If problems continue, the board will consider evaluating other Landscape companies, but will work with Bookcliff first.
- g. Discussed establishing a committee of homeowners to evaluate Landscaping needs, this is a good idea to re evaluate Ravenna needs as homeowners will have valuable input. Cost is important so decisions will be based on cost.
- h. Trees around homeowners house, HOA budget will determine what trees can be cut down at HOA expense. Homeowners please consider paying for the cost of removing their trees, but check with the board to see what money is available. Increase in dues may be necessary to cut down trees as the trees are getting old.
- i. S homeowner briefly mentioned the algae in the ponds. There may be something that can be used in the ponds. Further discussion needed.

Fernwood and Sparrow court to be paved starting the week of Nov. 14 depending on weather. Cindy will call the church st. Mathews, (behind Fernwood court , to see if they will allow homeowners to park at the church while the paving is being done.

j. Meeting Adjourned at 2:11pm.