RAVENA HILLS HOMEOWNERS ANNUAL BOARD MEETING

NOVEMBER 18, 2024

Present: David Bailey, Debra Bailey, Cindy Gaines, Andy Scott, David Myers, Ron Makela, Kathy Hall, Patricia Knapple, Cy Dinnel, Ann Clemmons, Larry & Joanne Feather,, Jan & Richard Hyland, Bob Murphy, Cindy Haskel, Kate Denning, Elizabeth Ocken, Margarette Schultheis, James Selcke, Jimmy Renfroe, Ken and Emrie Miller, Meredith Miller

By Proxey: Edwin Krebs, Donna May and Marvin May, Linda Tipping, Lindsey and Richard Keller, Elizabeth Elliott, Mary Simpson, Karlene Lambuth, Becky Tonnozi, Wanda Putnam yes

CALL MEETING TO ORDER: 6:33 PM

WELCOME AND ANNOUNCEMENTS: Andy Scott acting President called meeting to order with 9 Proxies, and 18 Homeowner units present. Quorum needed was 10 and total 27 Homeowner units were represented.

1. **Handouts: Given to all homeowners prior to meeting on October 25-29, 2024. Hand delivered.**

**A. Agenda**

**B. Budget**

**C. Pie chart on Budget**

**D. Assessment dues**

**E. Bookcliff Gardens contract and service**

**F. Newsletter**

**2. Shared Cost Agreement – include specific fence cost sharing. New agreement signed. Reviewed. Entrance to HO and common area maintain. Fence repair on 27 1/2 road.**

**3. Bookcliff Gardens Contract, changes 24-25; 25-26.**

**Ground maintenance- 41 homes, in Ravenna and common areas.**

**Eight landscaping companies were called for bids, only 2 responded and were not full service. Board met with Bookcliff Gardens Bud and Joe, 3 times, prior to final contract negotiations.**

**a. HOA expenses with the knolls, some of the shared costs went up. We pay 28 % of shared cost. Mainly with entrance to knolls and common areas.**

**b. increased cost with Bookcliff Gardens labor, chemicals, fertilizers etc.**

**c. discussion on maturing and aging irrigation system and landscape. holding on d. spraying trees, and not replacing some landscaping to let areas thin out with pruning and natural selection. Replace some trees with Shrubs considered.**

**4. Insurance pump house, 27 % increase, and Insurance umbrella increased 31 %:**

**Questions from Homeowners: What are other HOAs seeing in costs., < search of Denver insurance and HOA costs were on average -**

**a: From 2018 to 2023, the average increase in homeowners' premiums in Colorado was 57.9%. In Denver, the average cost of insurance was $2,997 last year, which is 51% more than other high-risk counties in the nation.**

**b. Factors that have contributed to the increase in insurance costs include: Insurance-related lawsuits and Increasing risks of wildfire and hail storms. Denver Post, August 22, 2024. Colorado is already one of the most expensive states in the nation for home insurance.**

**5. Pond dredging- budgeted for every 3-5 years, will need to consider budgeting for cattails and tamarisk beginning to grow in pond 2.**

**6. Tree removal now part of the budget to remove dying trees. January a large Cottonwood Tree will be removed on winter rates.**

**7. Electricity, at pump house, Consider solar.**

**8. Budget: - Ron Makela reviewed, Discussion and questions answered: Fees increased slightly, Board discussed reducing some areas to pay for others. Pie chart reviewed of major expenses to Bookcliff Garden, 59 % professional, accounting and legal, 22% and Knolls and common area 13 %.**

**Voting of Budget: 20 % for quorum needed to pass budget, 66 % voted to pass budget.**

**Questions on investment of money: money in reserve is in a money market and have a savings account, Ron discussed.**

**a. CIC management company, Christine contacted she was closing her business, then renegotiated with the knolls and will meet with Ravenna in December. Estimated cost for management company is around 5 dollars to each unit per month.**

**9. Board Member nominations-**

**a. Jimmy Renfroe was nominated by Kathy Hall and second by Margaret Schulties- unanimous vote for Jimmy to be on board.**

**b. Cindy Haskell nominated by Debra Bailey, second by Cindy Gaines- voted unanimously to be on Board.**

**c. Jim Selcke nominated and second. Voted unanimously on to board.**

**10. Future planning**

* 1. **Reserve Study – budget for 2025**
  2. **Tree removal/replace and irrigation costs in common area – propose funding with separate budget item, completed.**
  3. **Stop spraying trees, watch except for ones on Piazza or ones Homeowners wish to continue spraying.**
  4. **Consider removal of aging landscape, not replacing some bushes and trees that have died.**
  5. **Website:**
     1. **Ravenna Hills:** [**https://ravennahillsgjco.in/**](https://ravennahillsgjco.in/)
     2. **Master Association: knollsmasterHOA.com**
  6. **Solar to pump house to reduce electricity**
  7. **Consider vinyl fences.**

**11. Questions and Comments? Questions answered above through the minutes.**

**Questions on newsletter with privacy area- What does this involve. Discussion referred to bylaws and Rules and Regulations. See below:**

**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 5 OF THE KNOLLS SUBDIVISION, FILING 2, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 3 OF THE KNOLLS SUBDIVISION, FILING 3, LOTS 1 THOUGH 16, INCLUSIVE, THE KNOLLS**

**SUBDIVISION, FILING 5, LOT 5, THE KNOLLS SUBDIVISION FILING 5A, AND**

**LOT 13, THE KNOLLS SUBDIVISION, FILING 5B.      10-20-2022**

**RECEPTION#:304732410/20/2022 3:39:05 PM, 1 of 19, Recording: $103.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER,**

**Section 5 Number d.** In order to protect and preserve the privacy and security of the Lot Owners, access to the Common Areas consisting of Tracts D and E, The Knolls

Subdivision, Filing 2 and Tract A, The Knolls Subdivision, Filing 5 is restricted

as follows:

i. **The privacy and security areas are defined to encompass: (1) the area from the front of a building to the adjacent public sidewalk, (2) the area of the rear of the building to the boundary of the Common area situated to the rear of the  Building, and (3) one half of the area from the side of each Building to the side of the adjacent building, “ Security and Privacy area”.**

**RULES, POLICIES AND REGULATIONS** **for** **RAVENNA HILLS HOMEOWNERS ASSOCIATION, INC.** **PURSUANT TO § 38-33.3-302(1)(a), C.R.S., RAVENNA HILLS HOMEOWNERS** **ASSOCIATION, INC. adopts the following Rules, Policies and Regulations:** **adopted from committee work done, June of 2022 – through July 2023. Signed into effectiveness April 25, 2024.**

**Section 4: a, b i, ii, iii**

Committee members, Cindy Gaines, Andy Scott, Dave Myers, Bob Bishop, Bob Murphey, Patricia Knapple, 6-2022-7-2023

Debra Bailey 2/2023- 7/2023.

**Adjourn Meeting 8:30 PM**

**Minutes respectfully submitted by Debra Bailey, Secretary Ravenna Hills HOA**

**11-25-2024**