**Ravenna Hills Board Meeting: April 25, 2024**

Board meeting members present: Cindy Gaines; David Meyer; Debra Bailey; Ron Makela, Andy Scott

Call to order at 10:10 am at Cindy Gaines House

Old Business:

1. Sy was contacted to do computer work in September of 2023. Work was not completed as of February 10, 2024, an email was sent from the secretary to stop working with this group as the resolution was not completed. He was not paid.
2. Debra Bailey took on the Website using the platform **Hostinger**. The site is <https://ravennahillsgjco.in/>
3. The website is up, there are some issues mainly with loading past documents without making a new button for the home screen; will work with the website and a homeowner (HO)to see if we can make this site more user-friendly. Website 109.00 so far for website access this will be for 4 years.
4. We will need to have a link for Realtors to access CCRs and Rules, Policy, and Regulations (RPR). **To be done!**

Can the website link be on Knolls’ website for real estate agents? Most potential home buyers will not know the two areas have different boards. will check with CIC who is the project manager for the website.

CCRs are on the website and will be sent to Homeowners who ask for a copy via email.

1. Fence requests for payment repair of fence at 2280 Fernwood. There was a high wind that hit the area of Fernwood damaging the corner of the fence. The HO contacted the HOA to fix the fence. HO was leaving town and repairs were made in the homeowner's absence. Invoice sent to Homeowner for ½ of the cost of repairs per the Rules, Policies and Regulations, fence agreement.
2. Landscaping and Irrigation:
   1. Joe Condotte from Bookcliff Gardens is working with David Bailey ([dbwriter77@gmail.com](mailto:dbwriter77@gmail.com) landscaping liaison:
   2. Spickets – Questions of who has the pickets, and who does not have the spickets and would like them. I will review with the Association and see if the remaining Homeowners can be offered to homeowners. Discussed with David Bailey post-meeting and he will work with Joe to see how many spickets.
      1. Josh does the spickets. Will let Josh know who needs Spickets if they want, and the cost will be to the Homeowner if placed.
      2. Josh has indicated a spicket will be fine because the pump in the pump house has a two-stage pump.
      3. It is not thought that extra spickets will impact the irrigation system. This will need to be monitored.
   3. Pump house Monroe will call Josh Thompson. Bookcliff is covering the Pump house at present. Some Homeowners help cover the pump house.
   4. Does the pump house need a certified - VFD was a contract issue, The Discussion on having a certified technician for the pump is on the table. Will look at risk, and expertise needed for the pump.
   5. Bookcliff controls the water cycle. Will be giving the liaison the final schedule in the next week, and this will be sent to Homeowners around the first week of May 2024.
   6. If you have a break in the irrigation system, please let David Bailey know at [dbwriter77@gmail.com](mailto:dbwriter77@gmail.com) to work with Bookcliff for repair.
3. Need to schedule an HOA full meeting for summer July or August.
4. Request for washing fence- using city water, The Homeowner needs to ok the washing. This prompted the discussion of a change to vinyl fencing as the cost is quite expensive to have washing completed.
5. Dave Meyer brings up the analysis he obtained of change to the vinyl fence. If fences need to be changed, the board to transition to vinyl. Please let HOA know if you need it.
6. Rules, Policies, and Regulations (RPRs) are back from the attorney’s office on 4/10/2024. Minimal changes.

Approval for the RPRs reviewed. **Approved by the board.** There are a few font and typing changes but no content changes. Ron will correct these typos and have the president of the Board sign the approved RPRs. The Document will then be placed on the Website and sent to homeowners as requested.

* 1. Policy regarding enforcement of rules. The board agreed that if a code enforcement issue is needed the City of Grand Junction code issues will be used as a guide. The option to call code enforcement in Grand Junction is always available. **The policy was approved**.
  2. Nuances were discussed: it was brought to the board, that a dog who is owned by the Homeowner did get loose and attacked 3 dogs. One homeowner did request the dog not be walked in front of their house. The second Homeowner has requested the dog not be around small children. The board was made aware that Homeowner should call animal control if they have an interaction with a dog that is aggressive towards other dogs or people.
  3. Collection and assessments: Policy regarding the collection of Assessments: This policy was tabled for revision; the policy was returned from the attorney with additional language that may not be needed for the small HOA.

1. Concrete rift in the sidewalk on a public walkway off 27 ½ road and North of the second pond. Ongoing discussion with the city; they have fixed the areas on the sidewalk. There is an easement to the drainage the whole north of the sidewalk. Bailey sent the original CCRs to Trent on March 8, 2024.
2. Neighborhood watch Jim Renfroe has connected with the City of GJPD as Liasson. Signs posted during late winter for Neighborhood watch.
3. Board Action for Spring:
   1. SHARED COSTS AGREEMENT BETWEEN THE KNOLLS MASTER ASSOCIATION, INC. AND RAVENNA HILLS HOMEOWNERS ASSOCIATION, INC. **Approved waiting** for the final clean copy. and signatures of all board members then will be posted on the website.
   2. RAVENNA HILLS HOMEOWNERS ASSOCIATION, INC. POLICY REGARDING ENFORCEMENT OF COVENANTS AND RULES **Tabled for Revision.**
   3. RAVENNA HILLS HOMEOWNERS ASSOCIATION RULES, POLICIES, AND REGULATIONS (RPRs)Final copy approved except for Enforcement of Covenants and Rules. **Approved unanimously by the Board.**
   4. Exterior Fence painting is 28% of the total cost with Knolls. **It was approved 993.86 dollars to Knolls paid by the treasurer.** Will start painting the fence on 27/1/2 road.
   5. **Cat tail removal:** Ravenna’s share would be $616.00 (28 %) of the cost **Approved by the Board**.
   6. **Nature reserve** – Accurate tree service: Brush Clean Up and Removal in Nature Area. B**id** for $800 from Accurate Tree Service to remove cut brush and do clean up in the Nature Area. **Approved 28 % payment for Ravenna Hills Board to pay.**
   7. The Board would like to thank Don Gutentag and Bob Murphy who were primarily responsible for this clean-up endeavor and all other homeowners who have assisted in this process.
   8. Re:  Street Reserve Account Refunds: I need your email approval to transfer $836.00 from the Street Fund Reserve account #9901 to operating account #8301. **Approved 1/30/2024.**
   9. Fence 2280 Frnwood- repair fence- fence repair and damage were done by the wind. HOA will pay ½ and the Homeowner will pay half per Bylaws.
   10. Painting of pump house: this cost was split per the shared cost agreement with the Knolls. The shared cost agreement is on the website.
4. **ACC Forms:** See forms scanned in with Dave Meyers ACC if needed details.
   1. 2270 Cortina Ct.- Changed the color of the roof- **Approved.**
   2. 2280 Fernwood- outdoor kitchen, install 240 volts in the common area, with water and electricity into the common area- **denied.** Recommendations for alternate proposal given.
   3. 2280 Fernwood ACC deck and pavers\_ Change to ACC with updated deck, the gate on the North area, and pavers on the side of the house Patio pavers that are moveable. - **Approved**
   4. 2241 Cortina Ct. xeriscape and patio change, barriers with xeriscape on park side for privacy area to access to the narrow back of the home. **Pending** plans development.

HOA Meeting adjourned at 12:42 PM.

Submitted

Debra Bailey 4-26-2024