

MINUTES

May 15, 2018 Annual Meeting of the Board of Directors

Ravenna Homeowners Association

Call to Order

The President called the meeting of Board of Directors to order at 6:35 P.M.. All Board members were present. Terry Mitchell and Walter Campbell of Community Group were also present.

Annual HOA Board of Directors Election

As a result of the annual election, the current members of the Board remain on the Board. The officers will retain the same positions they held last year.

Business

The new Guidelines Compliance Enforcement Process, after having been posted and receiving no comments from homeowners, was formally approved by the Board. The Process will be implemented and its documentation appended to future buyer packages.

At the recommendation of Community Group, to avoid a potential disastrous interruption of service, the Board voted delay seeking bids/replacement of the poor performing Bright View landscaper until after the growing season.

In conjunction with Community Group, the Board plans on conducting the major semi-annual home inspection, with special focus on identifying poor lawns, sometime during the week of June 10.

After consulting with Legal Council, it was determined that the HOA does have authority to restrict publicly viewable signs on any personal property (vehicles, bicycles, pots, etc) residing on a homeowner's property. Compliance with the stated Ravenna HOA guidelines will be enforced.

The Board voted to replenish the Executive fund with \$4,000 from the general fund to continue prompt payment to those homeowners who pay out of pocket for HOA activities/expenses (Halloween Party, Eggstravaganza, Storage).

The Board will further investigate the features of Community Group's Town Hall to determine the extent of their application to supporting HOA activities, to

include a pet registry.

A summer newsletter will be produced.

The HOA currently has a balance of \$89,811.77.

The Board voted to fund the integration of annuals into the Ravenna landscaping.

The Board voted to conduct Yard of the Month awards from April-December, with the winning homeowner receiving a \$100 gift certificate. Homeowners will be limited to one award per year.

In deep appreciation for their time, energy, and stress planning the Halloween Party and the Eggstravaganza, the Board voted to award Ashley Martin, Olivia McIntyre, Shawna Hulen, Jen Keenan, and ___?___ each a \$50 gift certificate.

The Board met in Executive Session to discuss specific violation issues.

Board Accomplishments over last year

- Established HOA Guideline Maintenance Enforcement Process
- Reduced public storage fees by more than half
- Made Christmas lighting a DIY and saved more than \$3K
- Hosted Eggstravaganza
- Planned Halloween Party (unfortunately rained out)
- Resolved tricky legal issue of sign posting

Adjournment:

The meeting adjourned at 8:00.

Submitted:

Approved:

Secretary

Date

Presiding Officer

Date