

MINUTES

Jan 8, 2019 Meeting of the Board of Directors

Ravenna Homeowners Association

Call to Order

The President called the meeting of Board of Directors to order at 6:30 P.M. Bill Hanrahan and Jen Keenan were unable to attend. Terri Mitchell of Community Group and various homeowners called to a violation hearing were also present.

Business

Violation Hearings: Six homeowners were summoned to appear before the Board this evening for languishing lawn violations. Their cases were heard. The Board's deliberation and subsequent action will be sent to each.

Minutes Approval – The minutes from the November 2018 meetings were approved.

Christmas Lighting – There were no complaints about this year's Christmas lighting. The low cost contractor will be retained for next year. There was a motion and discussion to keep the medium tree trunks wrapped in lights throughout the year. The motion did not carry.

Ravenna Frontage – There are a number of interrelated issues the Board needs to further pursue with regards to the lighting and vegetation of Ravenna sign/frontage. Ravenna is fourteen years old. Over that time the original vegetation has fully matured and the original lighting has been negated by the growth. As beautiful as they are, some of the hollies now partially block viewing of the Ravenna signs. The electrician who recently repaired the lighting has proposed an approximate \$10K electrical/lighting redo taking current vegetation in consideration as well as replacing and digging in existing lighting wiring. Thought was also given to installing multicolored lighting that could be changed throughout the year. Ravenna's new landscaping contractor, Jennings, has been requested to provide an estimate for shielding the lighting wires and will be asked to present a landscaping proposal.

Speeding – Despite emphasized pleas to obey the speed limit, speeding along Ravenna Course persists. Ravenna has had enough with speed studies that do nothing to stop the speeding. The Board will be pressing the city to have speed bumps installed.

Web Page – Constraints and cost issues with our current web provider have arisen. Chris Story has volunteered to take over and manage our web pages.

As some level of performance must be guaranteed, Ravenna will contract with Mr. Story.

Next HOA Meeting – The next HOA meeting is scheduled for March 19, 2018.

Contractor Vetting – When discussing expediting bill paying by Community Group to our contractors, it was brought to the Board's attention that, for liability purposes, Community Group needs to vet the credentials of our contractors before they are hired, after which Ravenna can pay them from the Expediency Fund (established and maintained because Community Group takes so long to pay contractors).

Yard of the Month – The Yard of the Month of December is _____. Yard of the Month awarding will then be in abeyance until April.

January Newsletter – Issues to be included in the January Newsletter are: Speeding, Frontage issues, emphasis on lawn maintenance, spring maintenance check list, and failure of children walking dogs to clean up after them.

New Landscaper – Jennings was approved by the Board as our new landscaper. The Board will meet with Jennings to ensure the problems with the last landscaper are not repeated.

Violation Hearings – Some number of homeowners who were summoned to the January Violation Hearing had already remedied their maintenance issue. To preclude them from having to attend in the future, every effort will be made the week before the hearing to check whether the maintenance issue has been remedied and if so, the homeowner notified that they need not appear.

Revised Lawn Maintenance Enforcement System – The Board has learned that the only time lawns can be accurately assessed in this area is early June. Delinquent lawns reseeded late in the fall can easily be missed. Because of these observations, the Lawn Maintenance Enforcement System was modified and approved by the Board.

Reports

Financial Status - Ravenna has \$7,144 in the Expediency Fund and \$94,454 in the general fund.

Model Lawn Surveys – Seven homeowners with model lawns returned surveys on what they do to maintain their lawns. This information will be compiled and shared with the community.

