

Ravenna Homeowners Association
Ravenna Homeowners Meeting Minutes

Meeting Date and Time

Date of Meeting: December 1, 2021

Time of Meeting: 6:00 PM

Meeting Location

Location of Meeting: Mt. Pleasant Christian School
1613 Mt. Pleasant Rd
Chesapeake, VA 23322

Meeting Attendance

Present at Meeting

Tim Muller

Lin Hill

Jessica Redding

Angela Channell

Somer Chambley

Tim Goodrich

Brett Baker

Chris Story

Paul Calhoun

Diane Carter

Joel Hulen Shalimar Brazier

Brian Ogorchock

Julie Banks

John Rooney

Cedric and Samantha Patterson

Brandon Cirilli

Luis and Latrice Adames

Marti and Joe DeMarco

The meeting of the Ravenna Homeowners Association was called to order at 6:00PM on December 1, 2021 at Mt. Pleasant Christian School by Tim Muller.

Consideration of Open Issues:

Tim Muller addressed fall clean up and lack of attention by currently contracted landscaping company, Jenny's Landscaping

Jessica addressed speeding and the previous attempts at reducing the speed on the main stretches throughout the neighborhood.

Somer Chambley addressed Website Update and possible functionality and services it will provide to the homeowners, as well as, information that will be available to potential homeowners.

Tim Muller opened the floor to questions from the homeowners regarding old issues.

Several homeowners address the speeding issues and agree it is a huge problem we all need to address as a community before someone gets seriously injured or killed.

Homeowners were encouraged to capture the license plates numbers, business names for contractors in our neighborhoods, etc and call the police to make formal reports. Homeowners were also encouraged to attend future City Council meetings.

Tim Muller asked for volunteers regarding special projects for the community.

Tim Goodrich voiced concerns over lack of communication. Brought to light not all homeowners are on social media. Tim Muller explained many issues the board had with Associa and getting timely communication out to the homeowners. Discussion ensued about how the board was addressing the communication problems. Somer Chambley noted the website will be a huge part of the communication plan in the future, as well as, via mail for those that prefer that option.

Angela Channel addressed the landscaping and the dating of the flower beds. Additionally, the failure of the irrigation system did not allow for proper watering over the summer to maintain the landscaping and flower beds.

Consideration of New Business:

Budget Discussions

Tim Muller addressed:

- Failure of no long term plan for capital investment and reserve funds.
- Challenges of rectifying landscaping without first correcting the irrigation system.
- The lack of information regarding the reserve funds as the board only has statements back to 2013. The community has been using all operational funds to cover expenditures without increasing any reserves or maintenance assessments.
- Monthly HOA dues have not raised since conception of the neighborhood.

Homeowners voiced concerns over the quotes of major projects proposed by the board. Board shared multiple quotes were received for each project.

Julie Banks voiced concerns over the lack of Christmas lights for the front. Brian Ogorchock of Coastal Precast volunteers to sponsor the community and have the lights put up in lieu of the community paying for the decorations.

Paul Calhoun voiced concerns about Associa contract and the duplication of efforts with CSM. Tim Muller stated the reason is for a timely transition before the new year.

Diane Carter is a volunteer as the Architectural Structural Committee (ASC) and reminded the homeowners that approval is needed for any structures being built on the exterior of the homes. There were many structures built in 2020 and 2021 that were not approved by the ASC. Projects that were not approved by the ASC and do not follow standards are at risk of being directed to remove the project.

Homeowners are encouraged to turn in their votes For or Against the proposed landscaping budget and timeline. Deadline is January 1st, 2022.

Discussion was brought up about the storage unit and its contents. Jessica Redding addressed the previous unit and its lack of maintenance, organization, and cleanliness. Most items were unrecoverable and were disposed.

Brett Baker addressed the amount of the increases to the monthly HOA dues with the 2021 assessment fee as well as the proposed assessment fee for 2022. Tim Muller shared the reasoning for the fees, what the board planned with the money, and how it would benefit each homeowner.

Joe DeMarco brought up the concern with increasing the HOA dues from \$30 to \$45 and how it may affect future homeowners from being able to buy in Ravenna. Somer Chambley addressed the HOA dues in comparison with other communities in the area, the lack of increase in HOA dues, the amount over asking price homeowners are currently paying, and the timing of the increase.

Tim Goodrich suggested the priorities of the board be:

- Requesting assistance from the community
- Communicate with more transparency
- Request information

Tim Muller addressed how the HOA would look financially moving forward if the special assessment is approved or denied.

Tim Muller thanked the homeowners for attending and encouraged everyone to be more involved in the meetings in the future.

Agenda and Time of Next Meeting:

TBD

The meeting was adjourned by Tim Muller at 7:50PM.

Minutes submitted by: Somer Chambley

Minutes approved by: The Board of Directors