

RAVENNA HOA

HOA Meeting minutes

Location: Mt. Pleasant Christian School.

Date: 4/4/2023

Attendees: Mark Riedy and Sabrina Heffernan

Time: 6PM

Introduction

- a) President -Mark Riedy
 - b) VP- Richard Alsop
 - c) Secretary - open
 - d) Treasurer – Sabrina Heffernan
 - e) CFM Manager – Andre Towe
- Counted 10 others in attendance at approx. 6:15pm

I. Communication:

- a) Comweb portal (<https://comwebportal.com/login>) for Community First is where you set up your homeowner account for your HOA fee payments.
- b) Any comments, payment issues, problem, information needed and complaints: Andre Towe is our manager at Community First Mgmt. His contact information is: andre@communityfirstmanagement.com
- c) www.Ravennahoa.com is our website used to reach out directly to Executive Board and also disburse information as well.

II. Landscape:

- a) Gossman is making progress, the median is on hold due to high amount of weeds needing to be killed before we seed. Planning for Fall to "feed & seed."
- b) Median is next phase for planning purposes and then cul-de-sacs.
- c) Sprinkler system in working order. Heads Up company warranty was from Jan 2022-Jan 2023.

III. Financial Report:

- a) Operating account at approx. \$\$14,195.00, Reserve Account approx \$8,002.00
- b) Approx. \$8,000.00 outstanding HOA fee arrears

IV. HOA Rules Enforcement

- a) Spring /Summer Inspections to come- "reasonable man theory" CFM will be comparing prior inspections to see if habitual issue

V. Elections

- a) Annual Meeting (June) – nomination forms went out mailed to all homeowners on file. Nominations need to be submitted to Community first management by April 15th to be on the ballot.
- b) Nominations can be taken from the floor at the annual meeting as well.
- c) Five (5) executive board members – Four (4) are voting members, 1 year term
- d) Ballot expected to be mailed out in May

VI. Community Enrichment Events:

- a) We are in NEED for a committee. Community event planning: we would like to do something in the fall.

VII. Budget: Quick overview

- a) Gossman had a big expense for front entry of approx. \$21,000.00

VIII. Reserve Study

- a) Is required every 5 yrs
- b) Study just completed this Jan 2023 - Board will be reviewing with DLM to go over specifics.

IX. Next Meeting June 27th

X. OPEN FORUM

- a) Concern for speeding was brought up
 - i) No speed limit signs in the neighborhood.
 - ii) Question of having an off-duty officer in neighborhood

Attendance Sign in attached