

# RAVENNA HOA Executive Board Meeting

🏠 **Location:** TEAMS  
📅 **Date:** April 13, 2023  
🕒 **Time:** 6:00pm

## Meeting Minutes 4/13/2023

In attendance: Mark R., Richard A. & Sabrina H.

- I. HOA mtg Recap - decided mid-month Homeowner's meetings from now on due to financials not being ready until mid-month
- II. Community First Management – happy with them and their work with us. Andre (new manager) will also be taking over the onsite inspections. It was discussed that he could pick the “yard of the Month” (\$50 VISA GIEFT CARD or something equal to)
- III. Reserve Study review-
  - a) Irrigation and lighting are main expenses  
We know from current invoices:  
\$70,000.00 irrigation (w/o well pumps being replaced)  
\$20,000.00 in lighting  
\$4,000.00 p/yr was suggested by the reserve study “draft”.
  - b) Officers to have a meeting with DLM to go over estimated expenses and will be presented with new “draft”
  - c) BMP- (best management practices of storm water) Lake/Pond has maintenance and upkeep that can be done to alleviate any large issues. Discussion on how to handle in conjunction with the 4-5 homeowners who technically “own” that land. **Tabled to next meeting** after reserve study is finalized.
- IV. Board communications- Do we really need a website? Cost analysis vs. need brought into question. Point of information was brought up about the continuity of information if/when change of management companies and complete ownership of document location. Also are we under contract and when does that end? **Tabled for follow up** after research is done with CFM of what their website can offer vs ours.
- V. Landscaping –

# RAVENNA HOA Executive Board Meeting

🏠 **Location:** TEAMS  
📅 **Date:** April 13, 2023  
🕒 **Time:** 6:00pm

- a) Fence was damaged by Gossman landscapers and Gossman is doing repairs with no issue.
  - b) Contract review shows that shrubs are to be cut four (4) times per year.
  - c) River rock project for the nine (9) trees in the median is on hold until review of expenditures/reserves due to large landscape expenditure of the front monument area.
  - d) Some of the newly installed trees don't look like they are blooming for spring- It is believed that June 2023 is the 1 year warranty, need to reach out to see about replacement needed before then.
- VI.** Elections- Nomination forms-at the HOA meeting on 4/4/2023 from where given to President- only the current board members have sent in interest forms so far. 4/15 is the deadline. Then ballot will be made with subcommittee oversight.
- VII.** MyStorage- Mark believes the cost analysis of the storage is not beneficial to the HOA for what is stored. Any usable contents will be split between to board members to store. Put to a vote to get rid of storage- Richard seconded, 3 yes, 0 no, 0 abstain

Ended at 6:52 pm