

**DISCOVERY AT RAVENCREST HOME OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 28, 2017**

**CALL TO ORDER**

The meeting was called to order at 6:30 pm. Board members present were Jim Kepple, Rita Clark, and Kimberly Barberi. Present from Priority Property Management were Jennifer Yearley and Sophy Sam.

**OPEN FORUM**

Homeowner expressed concerns about his yard. The Board let the homeowner know there are community wide projects that need to be addressed first, there is no guarantee but the Board may consider cleaning up the area.

Neighborhood watch has been implemented in the community.

The topic of the amount of rentals there are in the community and would this effect the association from currently seeking FHA approval.

**MINUTES**

The July 24, 2017 minutes were reviewed, Jim made a motion to approve, Kimberly seconded, the motion carried unanimously.

**HEARINGS**

There were no hearing at this meeting.

**APPROVED BETWEEN MEETINGS**

Change of Management –The Board announced Ravencrest will once again be managed by Priority Property Management. The Board felt it was necessary to change management due to many things that were not being done.

**FINANCES**

Due to the change of the management, the financials were unavailable.

**MANAGER'S REPORT**

Clarification of Contractors – Jennifer needed some clarification from the Board Members on which contractors Ravencrest would continue using.

Pest Control Responsibilities – Jennifer clarified what pests are considered homeowners responsibility and the Association's responsibility.

Water being turned off – The Board and Management educated the homeowners on where the water shut off valves are, who is responsible if the water becomes shut off accidentally and what procedures would be followed. It was also suggested by a homeowner to put a tag/sign on the valves to make it visible and to know

which unit was being turned off.

### **UNFINISHED BUSINESS**

Concrete and Asphalt Bids. – (Discussed during Executive Session) Jennifer provided the Board with a bid from C &H Asphalt, she informed the Board she had requested 3 more and was waiting on those. Due to the timing and winter coming and the condition of the roads, Jim made a motion, Rita seconded, the motion carried unanimously, to approve C&H Asphalt's bid for \$64,314.66.

### **NEW BUSINESS**

Tree Heath – Jennifer will clarify if this was for 2017 or 2018, this is tabled.

Cottonwood Removal Bid Behind 6614 Warbler – This is tabled, as one more bid is coming.

Water Sub-metering – This is tabled, Jennifer will try to find a plumber that has worked with the sub meters, to obtain a price just for the installation.

### **NEWSLETTERS**

Neighborhood Watch – It would be very useful if owners would keep porch lights on at night, it is not that much money to give a little more light, especially with all of the criminal activity happening related to the cars.

### **EXECUTIVE SESSION**

The following items were discussed in executive session: Management Transition and Asphalt project.

### **DESIGN REVIEW REQUEST**

None

### **NEXT MEETING**

The next Board meeting will be on Monday September 25, 2017.

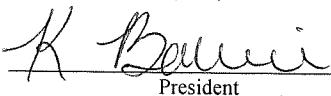
### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned 7:42 PM

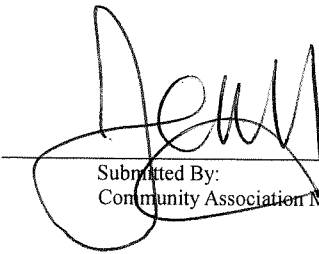
These minutes were approved by the Ravencrest Homeowners Association Board of Directors on:

10/23/17

(Date)

  
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President

  
\_\_\_\_\_  
R. Clark

  
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Submitted By:  
Community Association Manager