

**DISCOVERY AT RAVENCREST HOME OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
September 25 2017**

**CALL TO ORDER**

The meeting was called to order at 6:33 pm. Board members present were Jim Kepple and Rita Clark. Absent from the meeting was Kimberly Barberi. Present from Priority Property Management were Jennifer Yeardley and Sophy Sam.

**OPEN FORUM**

Homeowners expressed concerns about compliance letters; suggests that they are too vague. Jennifer let everyone know that the compliance letters will be more specific in the future.

**MINUTES**

After making one revision, the August 2017 minutes were approved.

**HEARINGS**

There were no hearings at this meeting.

**APPROVED BETWEEN MEETINGS**

Cottonwood Tree Removal on Warbler – The Board approved the bid submitted by Fisk Lawnsapes.

**FINANCES**

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

**MANAGER'S REPORT**

Jennifer went over the manager's report. After all questions were answered, the meeting resumed.

**UNFINISHED BUSINESS**

Water Sub-metering – After a few questions from homeowners this topic was clarified. There would be no changes made to the plumbing system, there would be a meter added to measure consumption. Jennifer is searching for a plumber that can install these meters. This was tabled.

**NEW BUSINESS**

Decorative Entertainment Lighting – In order to clearly distinguish between decorative lights and holiday lights Jennifer suggested that there be a preapproved lighting list for entertainment lighting. This was tabled.

Trash Container Locations – Although the rules and regulations state that trash container must be out of sight, there are a few addresses that cannot abide by this simply because no matter where they place their trash can it

will always be in sight. There will be a policy put in place on where those trash cans will be for those specific addresses. This was tabled.

Towing Service – There were two contracts submitted. This was tabled due to lack of time.

Snow Removal – The services that were provided last year shall be followed again.

Hydrant Repair Bids – Fire Flow fire hydrant testing & maintenance services submitted bids for repairs to two of the hydrants within the community, these were approved as submitted.

Deck Replacement bids – The Board reviewed two bids for repairs on 6811 Overland Drive deck, the Board unanimously voted for AmRock to complete the repairs.

Security Camera Ideas – A few members from the neighborhood watch attended the meeting and suggest that there be preapproved cameras put in place. This was tabled, as the Board asked the owners to gather more information on the type of cameras they were considering.

Board Resignation- Jim announced his resignation from the Board effective immediately.

**NEWSLETTERS**

Cars Running- For the coming months PPM will email owners to remind them that it is illegal to leave your car running outside unattended while you are still inside of your unit. This also leads to vehicle theft.

**EXECUTIVE SESSION**

There was no executive session.

**DESIGN REVIEW REQUEST**

None

**NEXT MEETING**

The next Board meeting will be on Monday October 23, 2017.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned 8:09 PM

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

10/23/17  
(Date)  
K. Bahari  
President  
R. Clark

[Signature]  
Submitted By:  
Community Association Manager