

**DISCOVERY AT RAVENCREST HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 27, 2017**

CALL TO ORDER

The meeting was called to order at 6:32 pm. Board members present were Rita Clark and Kimberly Barberi. Present from Priority Property Management were Jennifer Yeardley.

OPEN FORUM

Homeowners had some general questions.

MINUTES

The minutes from the October 23, 2017 were reviewed, Rita made a motion, Kimberly 2nd the motion, to approve as written.

HEARINGS

There were no hearings at this meeting. An owner present because she received a letter for the fence that was installed at 6 feet high, on a building with fencing that is only 4 feet high. The owner provided an approval letter from the previous management company. The Board will find a plan to address this in the future.

APPROVED BETWEEN MEETINGS

Nothing was approved between meetings.

FINANCES

The October financials were reviewed after all questions were answered, the meeting continued.

MANAGER'S REPORT

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

UNFINISHED BUSINESS

Water Sub-metering –This was tabled, Jennifer stated due to the nature of the project and having to enter every unit, many of the contractors are not bidding.

Towing Service – After a brief discussion the Board decided to go with Collins towing.

Fencing Responsibility Transfer- Legal Opinion- Jennifer provided the Board with the legal opinion from Hindman Sanchez, this item is tabled.

Clubhouse Window Replacement- This item is tabled until further notice.

NEW BUSINESS

2018 Proposed Budget – Jennifer provided the Board with the 2018 proposed budget, with the anticipated increases, the budget required an increase of \$10 per unit. After the Board reviewed the budget, the Budget was approved unanimously.

Settlement Offer- Owner Currently Delinquent- The owner currently owes \$1410, and is offering \$900, the Board requested to put in a counter of \$1200.

6834 Overland Drive Deck Repair – Jennifer provided the Board with a bid from AmRock, explaining it has

been difficult getting additional bids, but attempts to get 3 for every bid. The Board unanimously approved the bid for \$1800 to repair this deck.

415 Ravenview – Jennifer provided the Board with a bid from Fisk landscaping, to correct the landscaping around the step and reinstall. The Board requested Jennifer attempt to get more bids.

Winter Watering- Jennifer provided the Board with a bid from Fisk Landscaping for winter watering, due to having absolutely no moisture this winter, the landscapers are worried about the turf and the plant health. The Board unanimously approved the bid for \$1300.

Open Board Position – Jennifer provided the Board with an interested party application for review. This item was tabled to ask for more interest and to review the application.

Holiday Decorations – The Board unanimously voted to change the holiday decoration rule, any decoration can be put up 30 days prior to the holiday and removed 10 days after the holiday.

NEWSLETTERS

EXECUTIVE SESSION

There was no executive session.

DESIGN REVIEW REQUEST

None

NEXT MEETING

The next Board meeting will be on Monday January 22, 2018.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned 7:47 PM

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

January 22, 2018
(Date)
[Signature]
President

[Signature]
Submitted By:
Community Association Manager

1/22/2018
K Bahin