

**DISCOVERY AT RAVENCREST HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 22, 2018**

CALL TO ORDER

The meeting was called to order at 6:37 pm. Board members present were Rita Clark and Kimberly Barberi. Present from Priority Property Management was Jennifer Yeardley.

OPEN FORUM

Homeowners had some general questions.

MINUTES

The minutes from the November 27, 2017 were reviewed, Kimberley made a motion, Rita 2nd the motion, to approve as written.

HEARINGS

There were no hearings at this meeting.

APPROVED BETWEEN MEETINGS

Jennifer explained that Colorado Springs Utilities had sent a demand letter to the previous management company requiring Ravencrest to install a back flow on the clubhouse. We were unaware of the demand until the middle of December, CSU extended the deadline. Jennifer presented the Board with a bid for a backflow installation for \$4300 via email, the Board approved the via email on December 22,2017.

FINANCES

The December 2018 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 explained the sub metering may be a huge expense and has been unsuccessful finding a plumber that is willing to take on the project knowing there are 244 points of contact to schedule entry to every unit. Jennifer suggested looking into using a utility bill back company, but also stated a legal opinion was necessary to ensure this was not against the declaration. After a brief discussion the Board approved getting a legal opinion.

Concrete Repair / Replacement List –Jennifer informed the Board a she is continuing to add to the list of concrete repairs that are needed for spring.

Fencing Responsibility Transfer- Legal Opinion- Jennifer provided the Board with the legal opinion from Hindman Sanchez. The Board decided the problem would be tackled by building. Jennifer will take pictures of each building showing the condition of the fencing for each building the Board can decide which buildings are needed. The homeowners will then need to come together to share costs for the fence replacements between units, as all the units will be required to replace their fence at the same time.

Open Board Position – This item is tabled.

NEW BUSINESS

Lighting Alteration Alternatives – This item is tabled.

Repair Deck Painting - After a brief discussion it was unanimously decided to go with Terra Contracting to paint three of the decks that were just recently repaired.

415 Ravenview- The deck on the back of this unit is sliding due to the land sliding as well. This item is tabled until the Board can look at the area and maybe come up with alternatives.

Road Replacement Plan- Jennifer presented the Board with a plan from C & H Asphalt. The plan shows over a period of 5 years if the Board were to get onto a 5-year replacement plan with the asphalt and the concrete, it would cost roughly \$84,200 per year. At the end of the 5 years all the asphalt and concrete would be new. The Board will review. The seal coating that was scheduled fall 2017 was put off due to weather, will need to be done in spring/summer 2018. This item is currently tabled.

2018 Painting Schedule – Jennifer inquired what the Board wanted to have painted for 2018. Rita said the same buildings that were done in 2014 are now due. Jennifer will go by the map and will request bids for painting.

NEWSLETTERS

Jennifer informed the Board she was working on getting a newsletter admin, the newsletter is currently on hold. Jennifer also requested the Board send newsletter articles they would like to see in the newsletters.

EXECUTIVE SESSION

There was no executive session.

DESIGN REVIEW REQUEST

None

NEXT MEETING

The next Board meeting will be on Monday February 26, 2018.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned 7:24 PM

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

2/26/18
(Date)

Rob Clark
President
Jennifer Skum

[Signature]
Submitted By:
Community Association Manager

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