

Draft MINUTES

Annual Meeting

Knolls Master HOA with Ravenna Hills HOA

Wednesday, November 8, 2023 at 6:30pm

First Presbyterian Church Room E-11 Corner of 27 1/2 Road & Cortland Grand Junction

NEW WEBSITE: www.knollsmasterhoa.com

1. Jeanne Reporter welcomed both Ravenna Hills and Knolls Master owners to the meeting.
2. A Quorum in each HOA was achieved. Knolls Master had 15 owners attend and 17 proxies for a total of 32.
3. Minutes of the 2022 Annual Meeting were approved as presented
4. Landscape Maintenance in the Knolls and Common Area: Don Gutentag reported:

Fire Mitigation: Don reported on the status of the Government Grant to financially assist in the fire mitigation project to clean out debris from the nature area behind Pond #2 and #3. Because of onerous requirements for the grant, the HOA may elect to drop pursuit of the partnership.

Pump Installation: Don also reported that the Variable Frequency Drive (VFD) necessary to run our pump was successfully installed without interruption. In addition, he reported on the continual tree trimming and spraying progress throughout the neighborhood.

Cattails: The Board has contacted the Extension Service and three landscape companies to pursue the least destructive and inexpensive method to remove the cattails from the pond. There are three considerations 1) chemicals are harmful; 2) burning was ruled out as a liability, and 3) a small backhoe can dig them out. The backhoe is the only option at this time.

Perimeter Fence Repair: The fence in the retention pond area on Woodgate needed immediate repair as it could have caused the HOA repair costs to the owners' that share the fence line for property damage. This was a shared cost between Knolls and Ravenna Hills. This was an unbudgeted expense. The concrete wall along 27 1/2 Road was painted in 2022 and the Board would like to continue the improvements by painting the fence above the wall and fixing up the flower bed entrances. Some money has been budgeted for this project.

Tree Trimming/Removal and Spraying: Both Boards have been essentially trimming, removing and spraying as the need arises. The 2024 Budget does not have all the funds needed to care for the current identified problems. It was suggested that the Boards have a master plan for the shared costs incurred in the common area.

Concluding the shared cost portion of the meeting, each HOA separated to discuss their own respective issues.

5. Treasurers Report

Ron Makela, Treasurer, reported no change in the 2024 dues for assessment. The annual dues assessment will remain at \$750.00. The Capital Reserve collects \$88.20 from each owner which gives the operation budget \$68,822.04. The Knolls collects 28% of the projected costs for the common area from Ravenna Hills which amounts to \$15,019.20. The total operating budget assessment income for

2024 is \$83,841.24. We had some unforeseen expenses in legal fees to comply with new state mandates, fence repair, redesign of website to reflect the separation of the Ravenna Hills HOA and Knolls HOA, and some tree removal & spraying. We are in the second year of our Landscape contract with Bookcliff Landscaping and we can expect a fuel surcharge in 2024. This surcharge was just recently verbally conveyed to the Secretary and President, and therefore the expense will have to come from Landscape Maintenance Incidental.

Planning for the next pond dredging: the Board will accrue \$3000.00 each year for the next 5 years to dredge pond #2.

6. Budget was ratified by the owners. Old Business

7. Old Business

Policies and Procedures will be completed by the end of the year with a mailing to the owners announcing the updated policies to comply with new state mandates.

8. New Business:

- Secretary Jeanne Reporter asked for volunteers for a Fence committee and the Architectural Review Committee.
- Members elected the current directors to continue to server on the Board: Don Gutentag, Randy Miller, Ron Makela, Jeanne Reporter. Directors will be elected at the next scheduled Board meeting.
- The domain name www.knollsandravennahillshoa.com expired in July. A new website for each HOA is now active. Our new website is: www.knollsmasterhoa.com. It is active but still under construction as of this meeting.
- The Board requested amendments to the Covenants (CCRs) from the owners. Of the 104 owners, each of the five questions needed 70 yes votes to implement the changes. All five of the amendment questions passed. The five new amendments to the CCRs are:
 - To prohibit short term (weekly or monthly) rentals such as AirB&Bs.
 - To restrict leasing a home for no less than 12 months.
 - To allow xeriscaping in the yards with State of Colorado restrictions. Owners will have to submit a plan to the Architectural Review Committee to abide by the State restriction.
 - To remove language from our current CCRs that restrict street parking. As per 2022 State Mandate HOAs no longer can enforce street parking restriction.
 - Include guidelines for a flag size, 3 ftx5ft and a pole height of no taller than 12 feet.
- Owners will be notified of all new amendment by mail. The amendments will also be included in the Policies and Procedures and the FAQs on the website: www.knollsmasterhoa.com.

Comments from owners:

- Barking Dogs AGAIN! Inconsiderate dog owners in the neighborhood are neglectful of their animals. To excuse your dogs barking as “that is what they do” is rude and unneighborly. Allowing your dog to defecating on other people’s lawns is equally rude.
- Bushes along 27 ½ Road are encroaching in the sidewalk and need to be trimmed.

- Send a letter to owners explaining exactly what they are getting for their dues.
- Implement incremental dues increase each year so we do not have a huge increase like last year. The dues have not been increased since 2021 and two big projects (new pumps and pond dredging) plus utility and insurance increase caused a \$75 increase between 2022 and 2023.
- Set a standard for fence appearance in the Policies. Then mail owners letters when their fence is substandard. Many owners are neglecting the painting and maintenance of their fences which is making the neighborhood look shabby. Two owners agreed to help but no volunteers for the Fence Committee.
- Much discussion ensued about the paint color of homes. We have two homes in the neighborhood with Sherwood Williams “Agreeable Gray” which is an exception to the surrounding homes and therefore does not set a precedent. Our HOA Attorney has informed the Board that as long as it is stated in FAQs, Policies & Procedures, the Architectural Committee can deny any color or shade like or similar in tone. An owner volunteered to work with the Architectural Review Committee to establish a set group of colors for walls, trim, doors etc. of which owners can choose from when they decide to repaint their home.

Meeting Adjourned at 8:10pm.

Respectfully Submitted by:
Jeanne Reporter, Secretary