

## **MINUTES OF THE RAVEN HILLS HOMEOWNERS ASSOCIATION BOARD MEETING**

A regular meeting of the Raven Hills Homeowners Association Board of Directors was held on September 22, 2008 at 7:00 p.m.

President Brad Keating called the meeting to order at 7:00 p.m. The secretary, Kathy McBride was present to record the meeting. Directors Bill DeMatte, Shirley Lehman, and Al Wile were present comprising a quorum.

The minutes of the previous meeting had been distributed by e-mail to all members of the Board of Directors. Bill DeMatte moved that the minutes be approved and the motion was seconded by Al Wile.

### **COVENANTS:**

A letter from homeowner Joe Marten concerning 7050 Buckhorn was read. Brad has responded. Shirley handled the legal clouding of the title of the property.

A form letter developed by the previous board will be used to notify homeowners of covenant violations. Continuing violations were discussed.

### **COMMONS:**

The Mikado Neighborhood has asked for funds to develop a drainage plan. It was moved by Bill and seconded by Al that this plan be approved. The board voted unanimous approval to this project.

A bid of \$425.00 was submitted to trim the cottonwood tree in the park common area. It was decided that a less expensive bid would be sought.

Repaving of the basketball court and walkways has been estimated. This upgrade was suggested by homeowners who did attend the special meeting held in July to discuss the issue of the park. If both projects are completed at the same time, the cost would be \$2.75 per square foot. It was moved and seconded that this project be funded. Volunteers will eliminate unsafe equipment. Many residents have expressed an interest in donating to the future upkeep and renovation of the park. A separate account would be established for these donations.

The Firewise grant has saved the Association \$90,000. The Board thanked Bill DeMatte for all of his efforts to bring this grant to fruition.

There will be no free chipper days. The cost for the chipper is \$1,000 a day. The possibility of renting a chipper from Home Depot was discussed. Chipper rental is estimated at \$300 including gas. Possible chipper dates: October 26 or November 9. The possibility of setting out signs rather than a membership mailing was discussed.

It was moved by Brad and seconded by Shirley that a budget of \$1000 be approved for fall clean-up to include the chipper and tree-trimming in the park. The budget was unanimously approved.

There will not be a need to increase dues to complete any of these projects.

The meeting was adjourned at 8:50. The next meeting is scheduled for December 2 at Viewpointe.

Respectfully submitted,

Kathy McBride  
Secretary, Raven Hills Homeowners Association