

# MINUTES OF THE RAVEN HILLS HOMEOWNERS ASSOCIATION BOARD MEETING

A regular meeting of the Raven Hills Homeowners Association Board of Directors was held on July 8, 2009 at 7 p.m.

Vice-president Bill De Matte opened the meeting at 7:10 p.m. The secretary Kathy McBride was present to record the meeting. Directors Bill DeMatte and Shirley Lehman were present. Newly elected directors Dee Mellinger and Skip Mellinger 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. Skip Mellinger moved that the minutes be approved and Shirley Lehman seconded the motion.

Positions of the new board were assigned:

President: Brad Keating  
Vice-president: Bill DeMatte  
Secretary: Kathy McBride  
Treasurer: Dee Mellinger  
Covenants: Shirley Lehman  
Commons: Skip Mellinger

Members of the Board introduced themselves.

Money has been donated for park improvement. It was suggested that money for the park be kept in a sub account. An anonymous donor has contributed \$12,000 for park equipment. A flyer will be sent from the park committee asking homeowners to attend a meeting to decide just how the donation will be spent. By doing this, the community will have an opportunity for input. Brad and Bill have been personally taking care of park maintenance.

Rocky Mountain Trash Removal has made an offer to all Raven Hills Homeowners. An e-blast concerning this will be sent to homeowners and the same information will be included in the summer newsletter. This service will be offered as an option and will not be required.

Al Wile will continue to mow the Mikado Commons. It was suggested that the HOA pay Al for gas and maintenance of his mower. Skip will contact Al to see if he'd rather be paid a flat rate or be reimbursed with receipts.

In the interest of being sure that all homeowners are contacted, it was suggested that each area within the HOA have an assigned member to be sure that all members are informed.

A number of complaints have been registered about the covenant violations at 300 Raven Hills Road. Letters have been sent to the homeowner for four years. The homeowner has not complied. These letters are on file with the Covenants Director. Article IX of our covenants specifically applies to these violations. It was decided that it was time to contact our HOA lawyer Joan Goldsmith. Kathy volunteered to make this contact.

The annual Fourth of July Parade and Potluck was declared a success. The activity was well-attended and neighbors had an opportunity to visit and enjoy the breakfast potluck.

Covenants: Shirley reported that she'd visited with 40 Raven Hills Court about a car parked on the street and with the homeowner at 295 Raven Hills Road concerning on-street parking.

After serving as a volunteer as the chairman of the social committee, Janet Richards has resigned due to a full schedule which limits her time. The HOA would like to recognize Janet for her volunteer hours.

The meeting was adjourned at 8 p.m.

Respectfully submitted,

Kathy McBride

July 8, 2009