

**Unapproved minutes – to be approved at the 2018 Annual Meeting**

Raven Crest HOA Annual Meeting Minutes  
Wednesday, November 8, 2017 at 6:30 pm  
At DMEA, 11925 6300 Road in Montrose

CALL TO ORDER

The meeting was called to order by board president Janice Beck at 6:35 pm.

WELCOMING REMARKS/SIGN IN/PROXIES/DETERMINATION OF QUORUM

Janice welcomed all the attending homeowners, asked them to sign in and proxies were collected. With 9 homeowners present and 14 proxies a quorum was determined with more than 20% of the homeownership represented.

INTRODUCTION OF THE BOARD OF DIRECTORS AND MOUNTAIN MANSION MANAGEMENT

Janice introduced the board members present, herself and Jeremy Rousseau. Delphine Jadot was absent. Sylvia Pennings was introduced from the management company, Mountain Mansion Management.

PROOF OF NOTICE

The Annual Meeting package included an Annual Meeting Notice and was mailed out to all known addresses for homeowners.

PURPOSE OF THE MEETING

The annual meeting is held to ratify the next year's budget, elect board directors, and address homeowner concerns.

APPROVAL OF MINUTES OF THE 2016 ANNUAL MEETING

Sharon Roddy motioned to approve the 2016 Annual Meeting minutes as written, Lynn Vogel seconded the motion, and the motion passed unanimously.

FINANCIAL REPORTS

Sylvia presented the current Profit and Loss verses 2017 Budget statement and Balance Sheet. The Association is doing well financially and all homeowners are currently paid in full for their dues!

PRESENTATION OF 2018 BUDGET

Sylvia presented the 2018 budget. Annual Assessments will not go up in 2018 and remain at \$200 per lot per year. The Budget is remaining fairly flat and the Board works hard to keep the community looking nice without having to raise dues. Sharon Roddy motioned to ratify the budget as presented, Lynn Vogel seconded the motion, and the motion passed unanimously.

## NEW BUSINESS

### Volunteers for open committee positions

The Board explained the role of the two standing committees that help the Board, the Green Space Committee and the Design Review Board. Martin Roddy is stepping down from the Green Space Committee, Sara Ungrodt is remaining on the committee, and any other homeowners who are interested in joining should contact Mountain Mansion Management. Don Beck and Leonard Krueger are remaining on the Design Review Board, and Lynn Vogel volunteered to join them.

A concern was brought up regarding the sprinklers watering the sidewalk at times. This is an issue the Board is aware of and contacts the landscaper to adjust the sprinklers whenever necessary. Homeowners are encouraged to remind their children not to play with the sprinklers as it costs the Association money to adjust and repair broken sprinkler heads.

A homeowner asked if any street lights could be replaced with motion detector lights in keeping with the Dark Sky Initiative of the community and the City. Mountain Mansion Management will contact DMEA with this request, but the Board also reminded people that the lights are a security measure to keep the neighborhood safe.

There was discussion regarding the detention and retention ponds and their purpose and functionality. The City will be contacted to ensure the Retention Pond on the east side of the subdivision is properly designed. The massive storm that happened this summer was not an ordinary event, but the Board would like to ensure the pond can function to accommodate normal rainfall.

## NOMINATIONS/ELECTION OF BOARD OF DIRECTORS

Janice requested nominations from the floor and none of the homeowners present were willing to serve on the Board. Don Beck made a motion to retain the current Board, Janice Beck, Jeremy Rousseau, and Delphine Jadot, Sharon Roddy seconded the motion, and it passed unanimously.

## ADJOURNMENT

Janice Beck made a motion to adjourn the meeting, Richard Antolovich seconded the motion and the meeting adjourned at 7:19 pm.

Respectfully submitted by Sylvia Pennings, Mountain Mansion Management, LLC