**Ravenwood South Homeowners Association Meeting February 2015**

The Annual Ravenwood South HOA meeting took place on February 9th, 2015 at the Springfield Lake Boathouse. Thirty-two residents were in attendance.

The current board consists of the following members: Don Greene, Nelson Knapp, Eric Kurre, Karl Kime, Jim Lightner, and Johnna Sloop. **UPDATE:** At the board meeting which took place on April 23rd, the following positions were approved: Jim Lightner as President, Karl Kime as Vice President, Jean Kalapathy as Treasurer, Brian Weimer as Accountant, and Nelson Knapp, Eric Kurre, Shawna Baron, Stephen Gore, Sam Watts and Dave Baker as Board members.

**Welcome**

* All attendees were welcomed by Jim Lightner

**Treasurer’s Report - Brian Weimer**

* Brian has resigned from the Board but has been kind enough to continue to offer his services by managing the HOA’s finances.
* 127 (out of 195 lots) homeowners paid the voluntary HOA dues for the 2014 year. This is about 10 more households than 2013. As of April 6, 111 households have submitted dues. Second notices to go out by the end of the week of April 27.
* At the time of the meeting there was approximately $4500 left in the HOA account. The funds were spent on the following:
  + The brick entrances and culvert overpasses were maintained and repaired.
  + All mulch was replaced at the entrances with rock - approx. $8k.
  + There were several trees removed at the Nottingham entrance that were interfering with lighting.

**Storm Water Improvements Update - Jim Lightner**

* Chris Dunaway with the city has stated that the plan is to start in the Spring Creek detention area. This area will be deepened to slow water. There is a smaller branch from the main drain on Luster Ct that will also be affected. Work in Ravenwood South will begin at Greenbriar.
* They expected to have all the easements out to the residents by the end of March for a September 2015 start.
  + Each owner will have to give up 15 ft on either side of existing drains as part of the easement.
* As of February 9th, no Ravenwood property owners had been contacted about the easements.
* All the engineers have completed their work on the plans.
  + Jim will try to obtain the plans to share with residents.

**Capital Improvements - Open Discussion**

* The sidewalks completed on Glenhaven Ave were finished by the city (not the Association) as part of the Sidewalks to Nowhere Initiative. This initiative also includes adding bike lanes in the city.
* A light pole was replaced after it was knocked over by a car.
* If you see any crumbling sidewalks or any need for repairs, please email the Association at [ravenwoodsouth@gmail.com](mailto:ravenwoodsouth@gmail.com).

**Nominations for new Board Members**

* Johnna Sloop volunteered to serve the board as secretary. The nomination was made, seconded, and passed. The board can always use new members! If you have any interest in serving on the board, please email the association at [ravenwoodsouth@gmail.com](mailto:ravenwoodsouth@gmail.com)

**Open discussion/questions/comments**

* A real estate analysis performed by Lisa Thomas of Murney Associates. A hard copy was passed out at the meeting and an electronic copy is attached. Bigger homes in Ravenwood South go for about $135/sq ft. Please note there are a few homes that made it in the analysis that are not considered part of the association. There is a lot on the north east side of the association that has been sold and construction will begin soon. There are only 2 rentals in the association.
* A discussion took place about number of homeowners that do not pay dues.
  + Dues are not mandatory.
  + Approximately 33% of homeowners do not pay dues.
  + There are no legal means available to collect dues from homeowners that do not pay.
  + Only 59% of homeowners have supplied email addresses as a means of communication.
  + There were suggestions at the meeting to improve this such as sending thank you notes to those that do contribute as well as a note with the second notice to collect dues that lists the improvements that can be made with 100% participation.
* Dave Baker will be joining the board.
* Johnna Sloop presented nextdoor.com as a means of communication. This is a site that all neighbors could access to share announcements, recommendations, lost pets, as well as safety concerns. Note from Johnna: I accessed nextdoor.com and saw that my address showed up in the Spring Creek neighborhood. I have contacted Darick Hemphill of Spring Creek for help in adjusting the map boundaries so that a new site for Ravenwood South can be created. Once this new site is created, I will send out invitations to join by email.
* **UPDATE:** A facebook page currently exists for the neighborhood. This page will be made private and anyone with a facebook profile will be invited to join. I still have not heard back from Spring Creek about adjusting the map boundaries so my next avenue is to contact nextdoor.com directly.

**NEWS**

* The Ravenwood South garage sale will take place on May 1st and 2nd.
* The Board is interested in having a social event this summer as well as another around the Christmas holiday. If you would like to participate, please keep an eye out for upcoming information!

If you have any corrections, additions, or questions about the meeting minutes, please contact Johnna Sloop at [ravenwoodsouth@gmail.com](mailto:ravenwoodsouth@gmail.com)