Regular Meeting Minutes
Ravina Estates Owner Assoc.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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MINUTES OF THE JUNE 13th, 2026, BOARD OF DIRECTORS MEETING

1. ATTENDANCE: The meeting was conducted at the Probst residence at 9:00 am. All Board members (Steve Chernof, John Orton and Sally Probst) were present.

2. COMMON AREAS: A discussion ensued about the appearance in some Common Areas of furniture and hammocks. ByLaws do not allow for these items. Steve will contact Jan at Ogden and request an email and followup letter be sent to all residents that such items need to be removed. John will check the ByLaws for the status of extra outdoor hanging lights.

3. FANNIEMAE/FREDDIEMAC: John will ask Jan about the cost of a new Reserve Study with annual updates and how it all affects our budget.

4. EXTERIOR LIGHTING: Lighting Doctor has presented a new budget estimate to repair some of our exterior lights. ($1,742.40). The Board agreed it is a good idea to start with a small job and see how it goes. John will follow up.

5. DRIVEWAY EDGES: The Board wants to rebid our contracts for snow removal and landscaping. We will request Jan get new quotes. A discussion with Merit about the driveway Seal Coat date and whether expanding the asphalt edges might help protect the grass will be requested.

6. INSURANCE: A long discussion ensued about our insurance on the condos and the “Maximum Insurance Replacement Value”. A decision will depend on whether we amend our Declaration. John will look into this.

7. SPRINKLERS: Sally will request an update from Jan on the status of our sprinklers and a proposal to reevaluate how they are working.

8. PORCH POSTS: There are 10 posts needing repair on two different condos. John will request Jan proceed with a bid.

9. GUTTERS: The Board feels our gutters need to be cleaned at least 4 times a year. Steve and Sally will ask their own handymen if they would be interested in doing that plus maybe other small jobs that come up.

10. BUDGET: The Board reviewed budget expenditures with emphasis on how they interact With our Reserve Fund. John will request Jan find out the cost of a Reserve Study and yearly Updating. (FannieMae/FreddieMac)

11. ROOFS: Steve will request that Jan get a written opinion from Schranz on the condition of our roofs and their expected life span.

12. DEAD SHRUBS: Precision needs to be notified of the need for removal of two dead shrubs at Henry’s condo (3704) besides the diseased boxwood and dead lilacs and burning bush at Alays. (3730) The Board is waiting for the proposal from Precision.

13. Adjournment

Submitted by Sally Probst

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No meeting was held during this period: May 2026.

Order: 6RPQZF55J
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No meeting was held during this period: Apr 2026.

Order: 6RPQZF55J
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No meeting was held during this period: Mar 2026.

Order: 6RPQZF55J
Address: 3618 N Lake Dr

No meeting was held during this period: Feb 2026.

Order: 6RPQZF55J
Address: 3618 N Lake Dr

No meeting was held during this period: Jan 2026.

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No meeting was held during this period: Dec 2025.

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MINUTES FROM THE RAVINA BOARD MEETING NOVEMBER 24, 2025

1. ATTENDANCE: A Zoom meeting was conducted at 2:00 pm.. All Board members attended (Stephen Chernof, John Orton and Sally Probst, along with Jan Murray from Ogden).

2. Discussion followed on owner's concerns and Budget questions:

   a. Gutter repair at Drosner's condo (3708)

   b. Timing of gutter cleaning

   c. Corporate interest

   d. Special Assessments for Lake Drive

   e. Changes to the draft budget presented by Ogden were discussed and reviewed. Changes were adopted for the 2026 budget. There will be no increase in monthly fees in 2026 and no special assessments. While the budget shows an operating deficit, the deficit will be filled by use of a portion of our Reserves, reducing the reserves to $120,000.

   f. We also approved the signing of contracts for Precision (snow contract), Precision Fall Improvements and Winter Pruning, M &M, Crystal Vista, and Marek.

3. Adjournment

Submitted by Sally Probst

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No meeting was held during this period: Oct 2025.

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