

Ravenswood Condominium Board Meeting 4/14/2026

1. Call to Order 6:05pm
2. Roll Call: Present were Kevin Dennison, Board President; Dave Block, Board Vice President.; Maryann Kozar, Board Secretary; Gail O'Mallon, Board Member at Large. No owners present
3. Approval of Board Meeting Minutes from 3/10/26 – Kevin approved, Maryann second
4. **Open Issues:**
 - Rats coming from neighboring property: Maryann called the City of Lakewood to report rats and included photos. She also called Evergreen Realty who manage the property next door where rats seemed to come from. Residents of next-door property moved 3/31 from the house and removed all of their outdoor debris. Dave and Gail reported in this meeting that there are still some rats on that property making holes by the fence. Dave put down some pellets by the holes. Maryann will call Evergreen Realty again to report that they ramp up their mitigation efforts.
5. **New Business:**
 - **Sewer Pipes:** Unfortunately, we have a new sewer pipe issue that needs to be replaced in unit 105. This Thursday Sewer Lines Only will spend a couple of days opening up their floors from kitchen into living room and replace the line It will cost HOA \$6670.00
 - *The other sewer pipe issue is a common line leading from building 2 into the courtyard. This line is very clogged and needs serious cleaning. Sewer Lines Only suggested a Hydro jet cleaning for \$950. The board approved.
 - *Suggestion: Every year the board need to have at least one section of sewer pipe on the property cleaned out (hydro-jetted) in order to maintain the sewer lines – especially due to their age. This is to help give them longevity.
 - Management Co:** Realty One Management has been hired to begin May 1. We are now in transition along with Cherisse our Ravenswood bookkeeper.
 - * Maryann sent Dana, Realty One's VP of Operations, as many docs as she has. Cherisse is doing the same.
 - * A Welcome Letter will be sent to all owners this week through email and USPS welcoming them to the management company, asking for contact information and to set up ACH payment if that is their choice for paying their monthly dues. Otherwise, new address will be included.
 - * Realty One has already started working on obtaining new insurance for Ravs

- **New insurance for 2026-2027**

* We learned from new Ravs insurance broker that our previous broker did not make sure that Ravs had enough insurance coverage on buildings, all equipment, and all liabilities, even though Kevin and Maryann questioned him about this two years ago.

*As a result, our insurance rate needed to be raised this year due to adding the correct additional property value coverages for all buildings and components.

* This new insurance amount is temporary because new broker plans to shop around before the end of our fiscal year (September) and hopefully be able to get us less expensive insurance.

6. **Projects to be completed in 2026 by the board:**

- Most important is saving funds for future boiler and sewer work that will inevitably be needed
- Hopefully, the boiler unit in building #2 will hold out so we won't need to replace it. Save for it.
- We need a three-sided enclosure built around the dumpsters to keep them intact on the concrete. (Kevin has two different people to give quotes on this.)
- Paint and number parking curbs in front of all spaces
- Have sidewalks on north side of unit 116 (and likely farther east of that point) to be raised up to improve water flow away from building
- Seal ground level where all buildings meet ground – for water mitigation
- The concrete under the stairs of unit 207 on Everett Ct has sloped over time causing a drainage problem. This needs to be addressed and raised up.
- There are a couple of exterior stair/deck repairs needed along with some painting (Kevin has two different people to give quotes on this.)
- Possibly have the fences that are in good shape painted so they will last longer. Try to repair the south fence. (Kevin has two different people to give quotes on this.)
- Financial audit or financial review needed
- Possible Reserve Study to get a more accurate idea what maintenance costs we are looking at for the future

7. **Financials Report**

Ravenswood Condominium Board Meeting Minutes 3/10/26

1. **Call to Order** – Meeting called to order at 6:05pm
2. **Roll Call:** Kevin Dennison, President; Dave Block, Vice President; Maryann Kozar, Secretary, Members at Large: Jean Holmes, Bookkeeper Cherisse Cominiello
3. **Owner's Forum** – no owners present
4. **Approve Previous Minutes** – Maryann approves, Kevin seconds
5. **Open Issues:**
 - Rats by dumpster under control? None to report at Ravenswood since Dave put out poison in January. While waiting on board members, Maryann walked over by neighbors at old Vitamin Cottage and saw ½ dozen rates peak their heads out amongst all the debris by that building. Took photos. Will report to city tomorrow and realty agency on sign of their building.
 - Boiler in building 1 working without fault? Dave called Simply Mechanic (co who installed boiler in bldg.1 – to replace Tyco pump. \$1800 including labor and part.
 - Vehicles not moving from spaces. Need to send out notice to all involved.
 - Realty One Management Co. visit Dana Counts, Operations VP will visit Ravenswood to discuss with board. Wed. 3/18 9am
 - Anything else to report/discuss? Dave said we need to obtain/purchase a very large rock to place next to backflow device on Everett Ct so no one can run into backflow.
 - It was reported that someone was camping in their car that was parked in our Ravenswood large lot on 14th Ave (NE corner of lot.) They were there for a couple of days, then left.
 - Someone stealing rocks from basketball area.
6. **New Business: Projects to be completed in 2026 by the board:**
 - Most important is saving funds for future boiler and sewer work that will inevitably be needed
 - Hopefully, the boiler unit in building #2 will hold out so we won't need to replace it. Save for it.
 - We need a three-sided enclosure built around the dumpsters to keep them intact on the concrete. (Kevin has two different people to give quotes on this.)
 - Paint and number parking curbs in front of all spaces
 - Have sidewalks on north side of unit 116 (and likely farther east of that point) to be raised up to improve water flow away from building
 - Seal ground level where all buildings meet ground – for water mitigation
 - The concrete under the stairs of unit 207 on Everett Ct has sloped over time causing a drainage problem. This needs to be addressed and raised up.

- There are a couple of exterior stair/deck repairs needed along with some painting (Kevin has two different people to give quotes on this.)
- Possibly have the fences that are in good shape painted so they will last longer. Try to repair the south fence. (Kevin has two different people to give quotes on this.)
- Financial audit or financial review needed
- Possible Reserve Study to get a more accurate idea what maintenance costs we are looking at for the future

7. **Financials** – reported by Cherisse Cominiello

Ravenswood Condominium Board Meeting Minutes 2/10/26

1. Call to Order – Meeting called to order at 6:10pm
2. Roll Call: Kevin Dennison, President; Dave Block, Vice President; Maryann Kozar, Secretary, Members at Large: Gail O'Mallon; Jean Holmes, Sara Kendrick; Bookkeeper Cherisse Cominiello
3. Owner's Forum – no owners present
4. Approve Previous Minutes – Maryann approves, Kevin seconds
5. Updates/Points to Discuss:
 - Boiler in building 1- motor went out in January. Dave hired Jump Heating and AC. Motor costs \$5000. A pump needed for \$8,000. Installed air bleeder for \$8000; automatic heater part installed for \$500
 - Sewer Line in unit 107 –Unit 107 sink and drain kept clogging. 107 management company and Sewer Lines only plumbers assessed and determined sewer pipe under dining room was blocked and needed to be replaced. Floor needed to be opened up in dining room and alongside wall in living room. Pipes replaced and flow is now normal. HOA cost \$4,000.
 - Littlefoot billing for snow shoveling – They called and said they accidentally billed wrong for December, so we have a credit on our account.
 - Anything else to report/discuss?
 - Rats – some rats were seen by the dumpsters and under a couple of nearby Ravenswood cars. Dave cut down bushes behind dumpster and put out poison. It appears to have helped. Maryann also called Orkin Pest Control. They offered a plan to cost \$350/week for maintenance. Maryann and Kevin will check Vitamin Cottage (neighbor yard) to see what they are storing that could attract rats because Ravenswood never had a rat problem before.
 - Owner Notifications: Need to send out letters to some car owners whose vehicles never move from their space or visitor spaces.
 - Proposed Management Co.: Kevin and Maryann presented to board the possibility of obtaining a management company to oversee all of the administrative and financial duties since board and bookkeeper are too busy themselves to do the work anymore. We will interview prospects. One favored is Realty One Property Management.
6. Projects to be completed in 2026 by the board:
 - Most important is saving funds for future boiler and sewer work that will inevitably be needed.
 - Hopefully, the boiler unit in building #2 will hold out so we won't need to replace it.

- We need a three-sided enclosure built around the dumpsters to keep them intact on the concrete. (Kevin has two different people to give quotes on this.)
- Paint and number parking curbs in front of all spaces
- Have sidewalks on north side of unit 116 (and likely farther east of that point) to be raised up to improve water flow away from building
- Seal ground level where all buildings meet ground – for water mitigation
- The outside concrete under the stairs of unit 207 on Everett Ct has sloped over time causing a drainage problem. This needs to be addressed and raised up.
- There are a couple of exterior stair/deck repairs needed along with some painting (Kevin has two different people to give quotes on this.)
- Possibly have the fences that are in good shape painted so they will last longer. Try to repair the south fence. (Kevin has two different people to give quotes on this.) President of Estes Square Condos HOA, behind that fence, won't admit it's a shared fence. Need to work on her about that.
- Financial audit or financial review needed
- Possible Reserve Study to get a more accurate idea what maintenance costs we are looking at for the future
- It was suggested to possibly look into a management company for Ravenswood. Kevin and Maryann know of a possibility – a company they worked with at another HOA

7. Financials – presented by bookkeeper