

Meeting – May 6, 2021 Minutes

Submitted by Chris Banta

Attendance: All Board Members were present as well as Sandy from HOA Management group.

Meeting Notes from Chris B. (Board Secretary) and Sandy (HOA Services)

Meeting was called to order by Beth (Board President) at 7:15 P.M. First duty was to establish if a quorum of 30 residents was present and a quick count established over 50 were present so the quorum was determined and motioned and seconded. A raising of hands by each street was asked for and the gathering seemed to enjoy that activity. Raffle tickets were distributed to any residents that had not received one during signup.

The review of 2019 May Annual Meeting Minutes were done with copies distributed as a part of the homeowner packet that was given to each resident as they signed in. All were asked to review, and a motion was made to approve them by Dave Minshall and seconded by Dick Bredesen, and all were in favor by voice vote.

Sue (Board Treasurer) reviewed the Financial Statement as of April 2021. Resident asked about late dues recap... discussion was only one homeowner over \$2,000 behind and a couple outstanding with a month left to pay. Homeowner asked about the possibility of direct deposit on dues and it was explained that was very expensive and not feasible at this time.

Lynn (Board Grounds Chair) reviewed several things including the work order process and that residents needed to reach out to Sandy first to originate the work orders. Sandy would relay ground's work orders to Lynn. Lynn introduced Dan (lawn applications) and Eric (mowing and grounds) providers to the homeowners. Eric commented they appreciated the many years that have served the Villa's. A question was asked about the weeds and overgrown Villa's entrance and Eric took responsibility and said his crew would take care of it soon. Irrigation was also discussed and sprinkler heads directions that need to be looked at once the system is running need to be addressed to Sandy with HOA. One gentleman homeowner did offer a complement to the lawn service that he felt his lawn looked wonderful and there was quite a bit of applause from the homeowners.

Eric Reisner stated they were in their sixth week of mowing and they had checked the backflows and filed that with the City as required. He also commented the sprinkler system has been opened, but had not been turned on yet. Comment was made about checking the meter then backflow and Lynn cited a resident's issue around Easter that was handled. One other comment about the once per year shrub trimming that would be done in June. There is a no trim list and owners can reach out to Sandy to be placed on that list. Trees out front were discussed and that any beetle treatment would be at the cost of the residents that chose to treat them. A resident asked about his garage location of the sprinkler system and would like it moved out of the garage. This would be at the homeowners' expense. Another homeowner asked about doing their own shrub trimming and how they could dispose of the trimmings. The answer was their trimmings could be placed out as yard waste with their trash service.

Dan (lawn applications) spoke to the meeting about fertilizer applications of 2-3 total. The first is a granular and the doubling up of applications 2 and 3 saves a lot of labor cost. Double pre-emergent and liquid fertilizer in 2 and 3. The advantage of granular vs. liquids was questioned and Dan stated liquids

take 2 days and crystals 1 day. The liquids dry more quickly when temps are above 75 degrees and are safe for pets once dry. Liquid is also more economical. Also commented about grub control and an animal traffic caution, once grub control is applied.

Gene (Board Vice President) spoke about ARB forms and the need to submit if making changes to the outside of your home. Forms can be found on www.raintreevillashoa.org, or if needed, Sandy can help supply a form if you do not have internet access. The ARB form first goes to Big Raintree and then would come to the Villas from there. The form must be filled out in detail and drawings are always helpful of your planned changes. Any exterior changes will require an ARB approval. If any sprinkler heads need to be moved, based on an ARB request, those must be moved by Reisner and will be charged to the owner.

Elaine (Board Painting Chair) spoke about this year's painting schedule and explained about the overspending in 2019, which dictates the slowed painting schedule, to allow for budget catchup. Homes must remain the same color, or a charge of \$1,495 would be incurred by the homeowner to change their color. This relates to paint costs, as well as extra coats of paint and labor which are required if color is changed. The HOA will cover painting of stucco and shutters, but colors must be from the approved list of colors. A light power wash is also done and gutters and downspouts are also covered. The painter plans to start in late May or early June depending on weather. Irrigation was discussed and a comment made that curb replacement which created some grass bare spots would not be corrected until seed could be placed down in the fall of this year.

Beth (Board President) discussed looking at the Roles and Responsibilities list and working on better consistency. The Board meetings are open to attend, with prior approval, on the fourth Thursday of each month and the Board has also been meeting on the second Thursday, in special working sessions. Beth also mentioned trying to revive the Social Committee and that Sondra Banta and Saundra were eager to have others join them. Another topic was our new door hangers that the Board has developed and issued to our contractors. When work has been completed, the company doing the work should leave a door hanger, stating they have addressed the issue on the front door.

Elaine also discussed a new gutter company that we have contracted with - Gross Busters. They will be handling the gutter work orders. In addition, on any wood rot, please submit a work order to Sandy.

Beth (Board President) discussed By-Laws and Covenants being worked on for better consistency.

New Business – No May Board Member elections this year as the Proxy vote was done last fall and the new board members, Lynn and Elaine were just elected and started in January of 2021. Beth asked the homeowners to grant a one-time 1-year extension to current board members and the next election of new board members would not take place until May of 2022. The motion to approve was made by Nancy Brandell and seconded by Mary Lynn Tolle. A voice vote was taken and the request was approved. Two of the homeowners also made mention of card games (bridge for women and cards for men) has started up again on Tuesday afternoons at the Duck Pond Activity Center

Questions were solicited from the homeowners and the following were asked:

Trash cans should be taken out to the curb before dusk the evening before pick up on the next day. Due to the aging population of the Raintree Villa's, it was asked that this could be addressed with Big

Raintree watchdogs. It was noted that Beth Bertke would reach out to Rochelle at Big Raintree and discuss.

Sprinklers that need to be fixed have blue flags and should be repaired in the near future, if not already done.

How long is our current lawn contract with Reisner Lawn Care. Answered: It runs through January of 2022 and the board will begin a bid process in the fall.

One last call for any additional questions from Beth and when none was heard the 2021 May Annual Homeowners Meeting was adjourned at 8:45 P.M.