

# **Monthly Board Meeting of the Raintree Villas HOA**

## **July 27, 2023 @ 6:30 pm - Duck Pond Activity Center**

President John Madaris was absent. Vice President John McEntee called the meeting to order at 6:30 pm and confirmed a quorum of the Board had been met

Board members in attendance: John McEntee - Vice President, ARB Co-Chair, Nancy Brandell - Treasurer, Sandra Cox - Secretary and Exterior Maintenance Chair, Kay Woolley - Grounds Chair

Board members absent: President John Madaris

Eight homes were represented by owners in attendance.

The agenda for July 27, 2023 was presented to the membership and was approved with a unanimous consent after the modification of removing item #4 from the agenda as the minutes from the June 22, 2023 board meeting minutes were approved by the board during executive session on July 11.

The minutes from the July 11, 2023 board meeting were read by Secretary Sandra Cox and were approved with unanimous consent.

### **Vice President's Report**

Vice President John McEntee announced the resignation of board member Tracy Robertson. Gary Beeman has been appointed to fulfill her term (through May of 2024).

A newsletter will be sent to the membership in mid-August.

John provided those in attendance the opportunity to sign up for the budget committee, grounds committee, exterior maintenance committee and ??? committee. Asking for volunteers to help resolve the issue surrounding the dilemma of those units which were not painted during 2019-2022.

### **Treasurer's Report**

Nancy Brandell, treasurer, reported \$58,000 was moved from the operating account to a CD at Arvest Bank. There will be consideration to move monies from the operating account to a money market account.

### **Grounds Report**

Kay Woolley, Grounds Chair, reported the monies for the tree trimming/removal line item have exceeded the budget. The recent storms have resulted in several trees needing to be removed. The remaining trees damaged from the storms are on the contractors' list but because of emergency situations of moving trees from homes, in other parts of the metro, these trees have not yet been taken care of.

The shrub trimming in the front of units has been completed.

### **Exterior Maintenance Report**

Sandra Cox spoke on the need for gutter cleaning with the membership. There will only be 1 cleaning per year. Those homes who are visibly having overflow issues on the gutters will be addressed. Twelve gutters have been cleaned and there are two more on the waiting list. The fall cleaning of the gutters has been scheduled.

Expanding on the process to decide what to do about those units which did not get painted, John again asked for help from the membership, stating it should not be a board decision, but a membership one. John is appealing for 6 members to serve on the committee, with John as the chairperson, to find a viable path forward.

### **ARB Report/Unfinished Business**

John McEntee spoke on the process for ARB approval for any exterior changes. The ARB form can be found on the Raintree Villas HOA website and will also need to be approved by Raintree Lake Property Owners Association.

### **New Business**

Nothing pending

## Public Forum

The floor was open to the members with a 3-minute guideline for each household to present their concerns.

- Painting the units sets a precedent that the board should follow through with. John hopes to resolve this issue with a newly formed committee.
- The mowing bill for June was questioned as to its' accuracy.
- Will the budget committee be by invite only? Nancy responded with invites will take priority before volunteers.
- Owner suggested if the dues aren't raised the maintenance will suffer.
- The question as to whether or not there were two attorneys who have represented Raintree Villas was posed again. The answer is yes. Jonathan Zerr was hired by the HOA in 2017. Another attorney was hired by the previous board, as pro bono, to help get the covenants updated.
- Owner inquired about receiving an updated roster. Area Real Estate will mail updated rosters with the August newsletter.
- Owners asking for updates from Reisner when irrigation issues will be resolved.
- Owner asked about grub control. This is currently on an as needed basis. Report to Area Real Estate if you want on the schedule.
- Owner said patio/sidewalk was not blown off after mowing. Area asked to be notified as soon as possible with the hope the crew is still in the area and can remedy.
- There are limbs hanging over the sidewalk, impeding mowers on Cole Younger

The meeting adjourned at 7:35