

## Raintree Villas HOA Board Meeting 01/20/2026 at the Duck Pond

Vice President – Lynn Schwenn called the meeting to order at 7 pm with a simple majority of board members present (Debbie Gagne, Carla Lennan and Lynn) Sue Nichols and Brian Daigle were absent. The December 2025 Minutes were approved.

Debbie Gagne – Treasurer went over the Profit & Loss Budget vs Actual Operating Account YTD from January through December 2025 as well as the HOA's Balance Sheet and the total assets for our HOA. A reminder was made that the Quarterly dues were increasing in with January 2026 and are due January 31<sup>st</sup>. A new payment policy will be implemented this 1<sup>st</sup> quarter with a \$3.00 charge if more than one check is written per quarter due to extra accounting services. (There have been instances where a resident is writing 4 checks each month)

Lynn Schwenn – Grounds stated that she wants to eliminate the 'middle man' and work directly with Suburban Lawn & Garden. Lynn would like to order trees as well as have Suburban Lawn & Garden plant the trees too rather than Reisner. Last Spring, 27 trees were removed and depending on if the homeowner wants a tree planted, these trees will be planted this spring. We will continue to have Reisner do the lawns/irrigation and work will start sometime in March.

Carla Lennan – Exterior Maintenance/ARB reminded the residents to turn in completed ARB's for any work they might want to start in the spring at least 6 weeks before a homeowner wants the work to begin so that our board can review the ARB. The form is then taken to the Raintree Clubhouse by the Thursday before the 1<sup>st</sup> or 3<sup>rd</sup> Monday of the month. Residents were reminded not to hire a contractor to start until the ARB is approved. The HOA will not be doing trim painting this year as the board increased the budget for trees/irrigation for 2026.

Open Forum – Sue Rix complained about her irrigation system not working all last summer. She and her husband purchased water hoses/sprinklers for their yard. She stated that Reisner discovered an issue in the spring of '25 with her control box and never came back to fix it. She would like this addressed in the spring. There was discussion about drainage issues and sump pumps running constantly during the winter months. Some residents asked if their dying trees would be taken down this year. Residents were not happy with how the liquid fertilizer was applied this past year. Several residents lost their plants/flowers. It was noted that it was applied last year on a windy day and it was suggested that Reisner be more careful with the application this year.

The meeting was adjourned at 7:30pm

