

ANNUAL MEETING

Raintree Villas Home Owners Association
ANNUAL BOARD OF DIRECTORS MEETING
May 2, 2019

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER – Mary Lynn Tolle

Mary Lynn Tolle called the meeting to order at 7:00 PM. A quorum was determined.

2. APPROVAL OF DEC. 2018 MEETING MINUTES –

Don Cable moved to approve the minutes as they stand. Sam Shockley seconded it.

3. TREASURER'S FINANCIAL REPORT

Time was given for residents to look over the Budget for 2019. No questions were asked. Nancy Brandell gave a report on the findings from the committee who was tasked to research area homeowner dues in comparison to Raintree Villas. The consensus and advisement from the committee was there wasn't a need to raise dues at this time as the amount of money in the reserves should be sufficient.

4. COMMITTEE REPORTS

- A. ARB – Please be sure to fill out an ARB form for Raintree Villas and RLPOA before architectural changes are made to your unit.
- B. Exterior R & M – Owners were reminded if they plan on doing any exterior painting, even if it's the same color, it must be approved by RLPOA. A new paint contractor, Jim Rider, has been hired and the board has agreed to paint the entire unit beginning this year. This will include a soft power wash with chemical to clean the stucco, caulking, painting of the stucco, trim, wrought iron and garage doors. Residents can also request to have their front door and shutters painted. Beth Bertke told owners they would be notified soon of the proposed timeline for painting. The goal will be to have a set schedule and rotation, so going forward, owners would know the year their unit would be painted.
- C. Yards & Grounds – Carole Owsley
 - 1. In Carole's absence, Eric Reisner and Dan gave a report on this seasons' mowing schedule and insect control. With the main concern last year being the invasion of Japanese beetles, Dan spoke about a chemical owners can purchase themselves, Tempo, which can be sprayed directly on the bugs that will kill them on impact. This product will have to be re-applied after it rains or when more bugs return. The bag collection method will not be used again.
 - 2. Reisner and Dan also spoke about the Ash Borer disease, which is in Lee's Summit, and is affecting some trees. Dan has advised the board not to spend the money to inject these trees as there's no guarantee it will keep the tree from getting the disease and it has to be done yearly.
 - 3. Reisner spoke about the methods they plan to use to control the crabgrass, especially on the islands. With all of the moisture already this year, weeds will continue to be a problem.
- D. Social – Mary Lynn Tolle stated we need volunteers for our annual picnic August 11th and annual Christmas party in December.

7. OLD BUSINESS - None

8. NEW BUSINESS

Mary Lynn Tolle thanked Richard Bredesen for his service on the board as his term is ending. Hank Maddox has moved out of the neighborhood and Sue Nichols has been appointed to fulfill his term.

Mary Lynn has agreed to serve another term. Gary Fleeman and Chris Banta have volunteered to serve on the board.

9. MEETING ADJOURNED 7:45 PM

Not part of the Minutes:

- Mr. Miller 4109 James Younger Dr would like his wife, added to the residents' list with his name.
- Beth Bertke (pronounced Burt Key) 4113 James Younger Dr. and her mother would like her name added with her mom's name on the residents' list.
- Also, her mother's name is spelled Dona. On the Address list their street name is misspelled.