

Raintree Villas HOA Meeting 12/16/25 – Duck Pond Activity Center

President Sue Nichols called the meeting to order at 7pm and confirmed a quorum of the board had been met. Board members in attendance were Lynn Schwenn, Debbie Gagne, Carla Lennan and Brian Daigle. The Villas Christmas party was a success; we had a good turn out, the food was delicious as well as the fun icebreaker at the beginning of the party as well as the raffle prizes.. A big 'thank you' to those you helped plan the party as well as to those who donated for Wayside Waifs.

Treasurer – Debbie Gagne went over the budget for 2026 with the residents. We will not be painting trim in 2026 and are using those funds to help with Tree trimming, taking out dead trees and replacing trees as well as for irrigation issues. The 2026 budget was approved. 19 homeowners are behind in HOA fees; 6 of those are for the 3rd quarter. Dues are to be paid by the end of the month of that quarter. The board will be charging a convenience fee of \$3.00 to those residents who write more than one check. We have some residents who pay weekly, monthly instead of one check for the quarter. HOA fees are based on square footage of the unit and in 2025 the cost was \$0.11 sq ft; in 2026 it will be \$0.12 sq ft.

Grounds – Lynn Schween announced that the 2nd leaf pickup was just completed along with tree trimming. A large limb fell on a resident's vehicle during a wind storm. That tree was removed as well as another tree. For those who have had a tree removed, the HOA does not replace for at least a year. With the increase in the Grounds Budget, we hope to take care of removing/replacing trees and taking care of irrigation issues that residents have had this last year.

Exterior Maintenance/ARB – Carla Lennan discussed with the residents that the gutter cleaning has been completed. Several residents have expressed that they still have leaking at their gutter corners. The HOA will be doing a 2nd gutter cleaning in May (6 months after the Nov cleaning) when all the seedlings, helicopters from Maple trees have fallen. For those who still have leaking corners, this will be addressed with 2nd gutter cleaning. Reminder: the HOA is only covering the sealing of the corners and no where else on the gutters. Keep in mind if you are thinking of any spring projects, it is important to complete and turn into me your ARB to me (as a reminder, a clear box is located inside my front gate for ARB's can be placed) 6 weeks ahead of your project, this will give our board time to review and approve before the ARB is taken to the Raintree Clubhouse for Raintree's ARB committee to review/approve. The deadline for me to turn in the ARB's is 3pm on the Thursday before the 1st Monday or 3rd Monday of the month as this is when Raintree's ARB meets.

Board member – Brian Daigle volunteered to have signs made to change our meeting time from 7pm to 6:30 pm which was approved by the residents at the November HOA meeting.

The next meeting will be on Tues – Jan. 20th at 6:30pm