**Raintree Villas HOA Meeting February 6, 2025 @ 7:00 pm – Duck Pond Activity Center**

President Michael Blunt called the meeting to order at 7:00pm and confirmed a quorum of the Board had been met.

Board members in attendance – President – Michael Blunt, Vice President & ARB – Carla Lennan present in person. Nancy Brandell – Treasurer, Kay Woolley – Grounds, John Madaris – member at large – present on Zoom.

17 owners in attendance

The agenda for February 6, 2025 was presented to the membership and was approved with unanimous consent.

**President’s Report**

Michael Blunt, President, announced HOA meetings will be the first Thursday of each month at the Duck Pond Activity Center. He encouraged anyone interested to submit their name for two open board positions coming up in May. Michael is also working with GFL for partial credit for missed trash service the week of Jan. 6, 2025.

**Treasurer’s Report**

Nancy Brandell, treasurer reported that a CD rolled over in December ‘24. The December 2024 along with January 2025 financials were available. Year 2024 ended a little over $7000.00 less than what the income should have been. Several homeowners had made large payments to get caught up on past dues. No one is in a situation where it is necessary for a lien to be filed.

**Grounds Report**

Kay Wooley had no report except to state mulch will be spread in March. Snow removal will be discussed under ‘new business’.

**Exterior Maintenance/** **ARB**

Carla Lennan announced that Vernon Lee is a new board member and will complete Sandra Cox’s term that ends in May 2026. He will be handling Exterior Maintenance and Carla will continue with ARB. Carla thanked Sandra Cox for her service to the HOA Board and the Villa residents. She announced that we need some volunteers to head up the Activities Committee. Carla also advised the residents that a temporary fence was removed by the homeowner at the HOA’s request as fences are not allowed per the covenants. One ARB form was received/approved for a railing around a patio at the back of a stand alone Villa similar to those that are at the back of side by side Villas.

**Old Business**

The board continues to work on a draft for updating the Covenants.

**New Business**

President Michael Blunt discussed the snow removal and the historic snow fall in our area that hadn’t been seen in 62 years. Reisner subcontracted our snow removal and our driveways and streets were completed in a timely manner. The sidewalks were cleared a few days later at a cost of $7670.00. He reiterated that the snow removal does not include ice removal and the use of salt.

**Open Forum**

There was much discussion about the snow removal/complaints from the residents of the huge piles of snow at the end of the driveways and blocking the sidewalks. Michael again stated this was a historic snowfall and there just wasn’t room to put all of the snow that was plowed. Our streets/driveways were cleared a day after the storm. The City of Lee’s Summit didn’t start plowing residential streets until 3 days after the storm. There was also some discussion about the terms of current members from some residents that were present.

The meeting adjourned at 8:05 pm