**RAINTREE VILLAS HOA MEETING 04/21/26**

President Sue Nichols called the meeting to order at 6:30pm and confirmed a quorum of the Board had been met (Lynn Schwenn, Debbie Gagne and Carla Lennan) The President welcomed new residents and residents who hadn't attended before to the meeting. Sue announced that she will be meeting with the lawyer on 04/29 to go over the Covenant changes. There was a suggestion for residents to be able to state what they liked/disliked with the current Covenants. The revision of the Covenants will be sent to the residents a few weeks prior to a special voter's meeting (date will be announced at a later time as they are not ready for the Annual May meeting). But the election of new board members will occur at the Thursday – May 7th meeting. A quorum of 30 residents are required at that meeting (husband/wife are considered as '1' for the quorum) A resident will be presenting a program on Safety measures for your Villa and refreshments will be served.

Treasurer – Deb Gagne went over the budget. A resident requested line items to the yearly budget be available to the residents to review. There was much discussion from the residents on the $3 charge for additional checks written for the assessment during a quarter. The board will revisit this subject. Deb gave a 'shout out' to Lynn for her hard work securing lower bids for replacement trees with Suburban Lawn Center.

Grounds – Lynn Schwenn - trees have been taken down/trimmed. She has received additional calls from residents about dead trees. More trees may be removed in the Fall. Lynn works with Dan (arborist) from 'Price is Right' tree service who determines what trees need to be removed or trimmed. Suburban will be planting 4 different types of trees in the villas; these trees are larger and will be planted properly (yards will be flagged) Suburban is providing a 30% discount and a 2 yr warranty on their trees. A resident suggested that Grounds receive a bid from several companies each year. Lynn is working with Chris from Reisner for the irrigation. Currently, the yards are being watered one day a week (Wednesday). There was a suggestion from a resident not to water on Wednesdays when the yards are mowed on Thursday

Election – Vice President Lynn Schwenn is accepting nominations for the 3 open board positions. The election will be on the first Thursday in May (the 7th) Vernon Lee was nominated by a resident and Mr. Lee stated he would like to serve on the board, he was advised to send his bio information to Sandy at Area Real Estate. Another resident also expressed an interest in serving on the board. Lynn announced no nominations will be accepted the night of the election.

Exterior Maintenance/ARB – Carla Lennan announced the 2nd gutter cleaning and corner sealing for the year will happen in May. The gutters are required to be dry for optimal results when sealing the corners (our area has received significant rain during March/April) The HOA has not provided a second gutter cleaning previously and this is an added service to our residents. Three ARB's were received for painting the front door/shutters, this type of painting is at the resident's expense. There was mixed reactions to the 2nd Quarterly newsletter sent to residents in early April in regard to landscaping. A reminder was made to residents to complete an ARB for removal of trees on your property (that are not removed by the HOA) or planting of trees on your own (residents will be responsible for maintenance on these trees as long as they live at their Villa) Trees planted by the HOA or planted prior to moving to that residence are the responsibility of the HOA.

Open Forum – happened throughout the meeting; there were many discussions that interrupted the flow of the meeting.

*Summer Villas Picnic - Saturday - July 11th at the Duck Pond Activity Center. The HOA is providing the meat (pulled pork & sloppy joes; residents are asked to bring a side dish.

Carla Lennan

Secretary