

Monthly Board Meeting of the Raintree Villas HOA

August 23, 2023 @ 6:00 pm - Duck Pond Activity Center

President John Madaris was absent. Vice President Gary Beeman called the meeting to order at 6:00 pm and confirmed a quorum of the Board had been met. Gary also announced John McEntee has stepped down as Vice President and he had accepted the position.

Board members in attendance: Gary Beeman - Vice President, ARB Co-Chair, Nancy Brandell – Treasurer, Sandra Cox - Secretary and Exterior Maintenance Chair, Kay Woolley - Grounds Chair, John McEntee – Member at Large
Board members absent: President John Madaris
24 owners in attendance.

The agenda for August 23, 2023 was presented to the membership and was approved with unanimous consent.

The minutes from the July 27, 2023 board meeting were approved with unanimous consent.

Vice President's Report

Vice President Gary Beeman updated the health status of John Madaris, reporting he is recovering from ankle surgery and hopes to come home soon.

Treasurer's Report

Nancy Brandell, treasurer, reported \$5,000 was moved from the operating account to a money market at Arvest Bank so it can generate interest revenue while not being spent. The Mazuma account was closed with \$1.00 in the account, which will be deposited in the operating account. The audit has not yet been completed.

Grounds Report

Kay Woolley, Grounds Chair, asked for volunteers to be on the Grounds Committee which will meet on Tuesday, August 29 at her home. The top priority at this time is the care/maintenance of trees and reviewing the HOA list to be sure it's being defined by what the covenants' list. The goal is to have a revised list by October.

Three owners were sent letters on the need for some TLC at their units (weeds, etc.). All three complied.

Kay expects the tree trimming budget to be doubled in 2024. She will meet with Price is Right Tree Contractor and come up with a plan to discuss with the grounds committee.

Exterior Maintenance Report

Sandra Cox spoke on the upcoming Town Hall meeting (immediately following the board meeting) and the need for the community to help the board resolve the painting issues.

The plan, whether it's painting everything or just wood trim, will be to start with the houses which were built first, or the oldest. The list has been generated from the Recorder of Deeds of when the homes were sold to the first owner.

ARB Report/Unfinished Business

John McEntee spoke on the process for ARB approval for any exterior changes. The ARB form can be found on the Raintree Villas HOA website and will also need to be approved by Raintree Lake Property Owners Association.

New Business

As mentioned at the beginning of the meeting, John McEntee has stepped down in his role as vice president. The board appointed Gary Beeman to be the Vice President.

The board will retain their regular personal email addresses and not change to an HOA email address.

Public Forum

The floor was open to the members with a 3-minute guideline for each household to present their concerns.

- An owner requested the board ask the HOA attorney if the bylaws are a guide or a guideline for the HOA
- An owner asked when the 2023 budget was approved. The treasurer answered there were numerous budgets presented for 2023 so the board decided to prepare a budget since all chairs were now represented by a new member.
- The board was asked if they plan on increasing the dues. The answer is yes but the newly formed committees will help with the decision of how much and when to initiate it.
- An owner asked about the contract with Reisner lawn. The contract is set until 2025.
- An owner asked about pine branches hanging down near the berm. Kay Woolley stated a tree trimming plan was on the agenda for the ground committee.
- An owner asked about the exposed roots in front of her home and if she could landscape around it to hide them. The ARB chair said yes.
- An owner asked whose responsibility it was for the sidewalks in front of the units. The answer was it is the city's responsibility.
- The next and last lawn application for the season will be in late September-early October.
- An owner asked if cracks in the stucco are the responsibility of the HOA. The ARB answer is yes although the answer is no if it's a builders' defect.
- An owner asked about the crabapple trees that are drooping because of fruit overload. The answer was these apples will drop soon and the branches should bounce back into place.

The meeting adjourned at 6:45

Town Hall Meeting

The Town Hall meeting began at 6:50

Gary Beeman opened the Town Hall Meeting announcing he will be meeting with the HOA attorney to get a final clarification from the covenants on the painting of the stucco and advice on the best direction to take to resolve the painting issues.

Sandra expressed the need for folks to join the painting committee as the board is asking for discussion from the community.

There are 54 homes which did not receive the full house painting that began in 2019 (stucco, wrought iron, garage, shutters, doors, gutters).

Before 2019 only the wood trim was painted and units were on an eight-year rotation process.

An owner asked if the membership would be able to have a vote on the painting decision. The answer is the board will take into consideration what the membership wants/needs as well as the legality of what should be done. The board will make the final decision.

An owner said painting the entire unit in 2019 set a precedent that should be followed. The answer was that the covenants are what needs to be followed, regardless of precedent.

The Town Hall meeting adjourned at 7:30