Raintree Villas HOA Meeting 09/15,2026 at the Duck Pond Activity Center

Vice President Lynn Schwenn called the meeting to order at 6:30pm. Board members present were: Lynn Schwenn, Debbie Gagne and Carla Lennan. Absent were Sue Nichols, Vernon Lee and Karen Stoeffler. The Board did not have a quorum present; therefore, the August minutes could not be approved. Those board members present went ahead an had a meeting for the Villa residents present.

Lynn stated that the new Covenants are almost done; residents will be given the new copy as well as the old copy to review the changes at a date in the future over a two-week period. During that time, we ask that any resident(s) with any questions email Sandy and the board will answer your questions. The Villas Board will need an approval of fifty percent (50%) or sixty (60) yes votes of the 120 Villas in our HOA in order for the new Covenants to pass. So, it is very important for only one (1) owner of each Villa to vote.

Treasurer – Debbie Gagne went over the key notes of the August financials. There was a credit card service fee charged in August. The HOA reimbursed Area Real Estate for this fee that they paid. The resident who used a credit card is responsible for paying this fee. The HOA had a little savings on water from the previous year. Our HOA has a net income of $40,000 and a combined operating account of $149.000 which includes CD's and Money Market account. The Villas has already gone over budget for trees in 2026 spending $43,000 when our budget was only $32,000. Only trees that are hazardous will be taken care of this fall.

There will be a survey sent out to residents in the future for those who are interested to have an electronic method of payment for quarterly dues (ACH/credit card which will involve a fee for those who use this type of payment) The board wants to find the best/feasible choice for the residents. The credit card fee is around $54-$55 per payment. The board will present in October or November to the residents.

Grounds – Lynn Schwenn stated that there are 2 more dead pines near the Villas monument. Lynn and Karen Stoeffler will be walking the neighborhood to determine what trees are in need of trimming or removed in the spring. The bare spots in the yards from tree removal only will have soil/fescue grass seed/fertilizer added by October 1st. A resident stated that she has bare spots in her backyard, Lynn advised her that she would be responsible for seeding those areas. Some of the villas in Cole Younger Circle were inundated with army worms all over the stucco and yards which Reisner treated for $400. Grounds will be planting trees in the spring; four types of trees will be randomly planted by Suburban Lawn & Garden as they offer a 2-year guarantee.

Exterior Maintenance/ARB – Carla stated that gutter cleaning/corner sealing will start the end of October to the first part of November. Residents are asked to email Sandy with the location of the corners that need sealing by 10/15.

Please remember that all ARB's first are required to be reviewed by the Villas Board and signed by Carla Lennan BEFORE the ARB's can be dropped off at the Raintree Office. The Raintree ARB Board will not review the ARB without Carla's signature.

The meeting adjourned at 7:05pm

Carla Lennan - Secretary