

Monthly Board Meeting of the Raintree Villas HOA

December 7, 2023 @ 7:00 pm - Duck Pond Activity Center

President John Madaris called the meeting to order at 7:00 pm and confirmed a quorum of the Board had been met. John introduced Karen Messerli who has been appointed to fulfill the term of John McEntee who resigned. The HOA's attorney Jonathan Zerr was also in attendance.

Board members in attendance: Gary Beeman - Vice President, ARB Co-Chair, Nancy Brandell - Treasurer, Kay Woolley - Grounds Chair. Sandra Cox - Secretary and Exterior Maintenance Chair
21 owners in attendance.

The agenda for December 7, 2023 was presented to the membership and was approved with unanimous consent.

The minutes from the November 14, 2023 board meeting were approved with unanimous consent.

President's Report

John Madaris asked residents in attendance if they would consider signing up for the assessment committee who will be meeting on January 4.

Treasurer's Report

Nancy Brandell, treasurer, presented the 2024 budget which the board has approved. The CD's and money market account are all generating interest and will be included in the monthly reports.

Nancy did confirm with GFL that yard debris will be picked up year round. An audit of the books will be done by a professional every three years.

Grounds Report

The last of the trees were planted today. Kay received an estimate of \$2,530 from Reisner to trim and haul away dead branches on berm and clean up volunteer undergrowth. The board approved the estimate and the work will proceed.

Exterior Maintenance Report

Sandra Cox reports the gutter cleaning/downspouts has been completed

ARB Report/Unfinished Business

Nothing to report at this time

Old Business

- Kay presented a motion to provide the HOA vs Owners responsibility list all members. Gary seconded the motion and it passed. Area will email a copy and also post it to the website.

Open Forum

Owner asked if board meeting minutes could be posted on the website in a more timely manner. Owner asked when the assessment increase will be voted on. It will be at the May member meeting. Owner asked about the trees which were taken care of by the HOA when damaged by storms. Wouldn't this be on the owner or their insurance.

The meeting adjourned at 7:45 pm