

Monthly Board Meeting of the Raintree Villas HOA

June 22, 2023 @ 6:30 pm - Duck Pond Activity Center

President John Madaris called the meeting to order at 6:30 pm and confirmed a quorum of the Board had been met

Board members in attendance: John Madaris – President, John McEntee - Vice President, ARB Co-Chair, Nancy Brandell – Treasurer, Sandra Cox - Secretary and Exterior Maintenance Chair, Kay Woolley - Grounds Chair

Board members absent: Tracy Robertson - ARB and Grounds Co-Chair

22 homes were represented by owners in attendance.

The agenda for June 22, 2023 was presented to the membership and was approved with a unanimous consent.

The minutes from the June 7, 2023 board meeting minutes were read by Secretary Sandra Cox and were approved with a unanimous consent.

President's Report

John Madaris, President, introduced the new board and gave his report, which had also been distributed to all owners prior to the meeting. John spoke on the use of the HOA attorney, Jonathan Zerr, who was retained as legal counsel for Raintree Villas HOA in 2017. Mr. Zerr has advised the board to stop painting the stucco. The board will take this into consideration as they begin meeting twice a month to find a resolution to the issues concerning the membership.

There will not be a dues increase this year.

John asked for all those in attendance to adhere to the guidelines presented to each owner (following Roberts' Rules of Order) during the duration of the board meeting.

Treasurer's Report

Nancy Brandell, treasurer, reported the board made a unanimous decision to engage with Marr & Company to audit the books for 2022. The accountant, after reviewing all of the files, will provide a financial statement and this should be done every three years (according to the covenants).

A 2024 budget will be presented at the December membership meeting.

An increase in the dues will be presented at the May, 2024 membership meeting.

There are currently no members in arrears.

Grounds Report

Kay Woolley, Grounds Chair, reported core aeration would be done on an as needed basis. Three of the lawn applications have already been completed, with bug control to be done next month and a weed control to be done in the fall.

The decision from the previous board to turn off the rain sensors has resulted in irrigation systems running while it is raining. After checking each sensor, Kay reports 90 of them are functional and 30 of them are not. There are not any funds available to replace rain sensors currently. If an owner wishes to do so, on their own dime, it is \$180 to replace.

Kay walked the properties with the tree contractor and completed trimming those trees deemed to be in critical need for lifting/removing deadwood. All other tree trimming will be put on hold until 2024.

Exterior Maintenance Report

Sandra Cox spoke on the need for gutter cleaning with the membership. There will only be 1 cleaning per year. Those homes who are visibly having overflow issues on the gutters will be addressed.

ARB Report

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.

Unfinished Business

The gutter cleaning was discussed and will be tabled until the Boards' Executive Session on Tuesday, July 11 at 6:30 pm at the Duck Pond Activity Center (membership is invited although cannot participate in discussions)

Sandy from Area Real Estate was asked to attend the monthly board meetings. Approved by a unanimous vote.

New Business

It was proposed the board begin a Designated Capital Reserve of \$100,000 as recommended by the attorney and stated to be so in the bylaws. Approved by a unanimous vote.

Public Forum

The floor was open to the members with a 3-minute guideline for each household to present their concerns. This was a time for presentation only with the newly formed board needing time to gather information to provide answers.

Concerns included:

- Need for grub control, shrub trimming, gutter cleaning, painting of wrought iron
- Income from the CD account transfer from Mazuma was not reported correctly
- Issue of units not painted but paid assessment for others to be done
- Suggestion of dues being raised according to the annual CPI percentage
- More communication to owners on work being done/completed
- Holes in front yards from irrigation
- Question whether the same attorney was involved in the assessment process as was hired by the HOA in 2017
- Question on excel spreadsheet generated by Reisner for irrigation repairs
- Hole next to control box, lawn services put out for bid
- Too many vehicles parked on a cul-de-sac causing congestion
- Neighbors not taking care of their landscape beds
- What's being done with the ash trees that are dying?
- Are the pine trees the responsibility of the HOA
- Work being done hangers were made but contractors won't use them
- Can more social events be planned?

The meeting adjourned at 7:50