

# **Member Meeting of the Raintree Villas HOA**

## **May 7, 2026, Thursday @ 6:30 pm - Duck Pond Activity Center**

President Sue Nichols called the meeting to order at 6:32 pm and confirmed a quorum had been met.

Board members in attendance: Sue Nichols - President, Carla Lennan - ARB Chair, Secretary and Exterior Maintenance Chair, Debbie Gagne - Treasurer, Lynn Schwenn - Vice President and Grounds

The minutes of May, 2025 member meeting were approved.

### **President's Report**

Sue Nichols called the meeting to order and reported that 41 voting members were in attendance and the Quorum had been met. The President welcomed all residents for attending the annual meeting. Tim Rix - a resident of the Villas was chosen to help Sandy from Area Real Estate to count the ballots for the election of 2 board members during the annual meeting

### **Treasurer's Report**

Deb Gagne reported that the Bi-Annual Audit was reviewed and completed by Marr & Company accounting firm and will be posted on the Villa's website. No disparities were found by this accounting firm and the review was accepted in accordance with the State of Missouri. An internal audit was also completed by 2 Villa Residents (Karen Stoeffler and Sue Nolen) for the 2025 financials and found everything in order. The treasurer reported that the Villas have \$94k in the operating account and a \$33k expense for the removal and replacement of trees which leaves around \$61K in our account. Deb discussed moving some funds to a Money Market account in order to earn interest. The April financials will be posted on the Villas Website.

### **Grounds Report**

Lynn Schwenn discussed the recent tree work taking place in the HOA. Many ash trees have had to be removed as they were dead or dying. The removal of trees/stumps will be evaluated by Reisner for grass renovation in those areas.

Replacement trees have been purchased and will be planted by Suburban Lawn at the most optimal time for survival. Tree bags have also been purchased so owners will just need to keep the bag full of water instead of having to use hoses. The bag will provide a steady drip and will last a week. All new trees have a two-year warranty.

The next lawn application will be put down soon and Area will email the members. Please wipe off your furry friends' paws until it's all been watered in.

### **Exterior Maintenance Report**

Carla Lennan - The painting of trim was suspended this year so those allocated funds could be used for tree work.

### **Social Committee Report**

Lynn Schwenn - The HOA will host a picnic on July 11 and will provide the meat. It will be a potluck event and held at the Duck Pond Activity Center.

### **Old Business**

The covenants are still being reviewed by the attorney. Once finalized, they will be sent to the membership for approval.

### **New Business**

The ballots were counted. Sue Nichols and Vernon Lee were elected to the board. Both directors signed the Code of Conduct for Board Members from the revised bylaws.

### **Guest Speaker:**

Gary Beeman, retired Fire Chief of 30 years from The Lee's Summit Fire Department spoke on safety tips and provided literature for the same. Gary also provided a contact from the ShoreLine for a handyman who will check firewalls in attached villas for \$25. James 562-225-0593

**Open Forum**

Mr. Bibbee asked if the dead trees on the berm would be replaced. Lynn said yes they would. Debi Bury complimented the board and membership on a great meeting of the members.

The meeting adjourned at 7:15 pm