

Raintree Villas HOA Board Meeting 02/17/26 @ 6:30pm – Duck Pond Activity Ctr

President Sue Nichols called the meeting to order at 6:30pm and confirmed a quorum of the Board had been met. Board members in attendance were Lynn Schwenn, Debbie Gagne and Carla Lennan. At large board member - Brian Daigle is moving from the Villas in March and has resigned from the board. If you are interested in serving on the board, please let us know as the election will take place in May.

The January Minutes were approved. Sue discussed with those present the issue she was having with sending the Covenant updates to the residents. The past board used a different computer program and updating has been very tedious. It is important for the board to provide the updated copy to the attorney before a vote is taken in May.

Sue also discussed that the Villas are not to be rented (especially with the World Cup approaching this summer) and the issue of cars parked in the driveway that are blocking the sidewalks (this is a Lee's Summit ordinance) as well as cars that do not operate (are not allowed to be parked in the driveway). A reminder was made to the residents that Commercial vehicles are not allowed to be parked in the driveway for more than 72 hours.

The Treasurer – Debbie Gagne discussed a projected budget each month would make it possible so the board could add more money to the Money Market Account. She also discussed receiving a 14-cent tax bill for watering the berm that she is going to look into. The snow removal bill in January was \$4590.00. The insurance that the HOA carries is for General Liability, Personal/Advertising and Injury. The amount for the insurance was lower than what was projected so the board will re-allocate the \$1600-\$1700 to other areas (trees, trimming and irrigation). A resident requested to see the monthly budget along with the annual budget on the financials that are handed out at the monthly meetings. Clarification was made to a resident who asked if there would be a \$3.00 charge for a quarterly payment. This charge will only be applied for each additional check that is made each month.

Grounds – Lynn Schwenn reported that the first fertilization will happen in March and will be granular. A resident requested if the application could take place in early March. There were some complaints about the latest snow removal by Reisner and noted. Sue Rix reported her valve box in her yard was fixed by Reisner quickly but the Irrigation Control box on her villa still needs to be addressed.

Exterior Maintenance/ARB – Carla Lennan reminded the residents that trim painting will not take place in 2026 but will resume in 2027. Reminder – ARB's are due 6 weeks prior to work beginning on any spring projects that residents are anticipating.

Open Forum – Residents requested that board members emails be added to the Villa's website.

A few residents of the joint villas mentioned that their firewalls have fallen down. Joint Villa residents are responsible for their firewalls and may want to have their firewall checked and fixed if necessary for your safety and your roof mate's. All residents should make sure their dryer vents are cleaned and fire alarms are working. There was also discussion for the Duck Pond to have an AD at the facility and the Raintree office will be contacted to see if this is possible.

It was announced that the March 17th meeting is cancelled due to the St. Patrick's Day holiday.

The meeting was adjourned at 7:30pm