**Raintree Villas HOA Meeting March 6, 2025 @ 7:00 pm – Duck Pond Activity Center**

President Michael Blunt called the meeting to order at 7:00pm and confirmed a quorum of the Board had been met.

Board members in attendance – President – Michael Blunt, Vice President & ARB – Carla Lennan, Nancy Brandell – Treasurer and Dave Kjennas present in person. Kay Woolley – Grounds, John Madaris – member at large – present on Zoom.

12 owners in attendance

The agenda for March 6, 2025 was presented to the membership and was approved with unanimous consent.

**President’s Report**

Michael Blunt, President, announced that Dave KJennas has joined the board and will be chair of Exterior Maintenance. The latest snow removal went smooth. Michael also reported that GFL will not provide credit for missed trash service the week of Jan. 6, 2025.

**Treasurer’s Report**

Nancy Brandell, treasurer reported that Snow Removal is $5000 over budget. Sandy will be filing our tax return for 2024.

**Grounds Report**

An email will go out in March in regard to mulch. Residents are to respond to the email IF they want mulch. Two trees were lost in the latest wind storm on the north berm and will be removed by Price is Right Tree Service. Chris will be checking the backflows of the sprinkler systems.

**Exterior Maintenance**

Dave Kjennas was introduced at the new chair of Exterior Maintenance as Vernon Lee is not able to fulfil this position. Dave will complete Sandra Cox’s term that ends in May 2026. Dave gave a brief bio about himself and his background. He will be handling Exterior Maintenance and Carla Lennan will continue with ARB.

**Old Business**

The board continues to work on a draft for updating the Covenants.

**New Business**

Carla Lennan reported that a letter would be going out to the residents in regard to the upcoming election in May for the two open board positions. Please consider serving on our Villa HOA Board.

**Open Forum**

Marian Bibbee inquired about the replacement of two association trees on the east berm that were removed 2 ½ years ago behind his property. He stated the loss of the association’s trees affects our small community as they offer a buffer from the noise for all in the villas.

Kay stated that she and Danny will walk through the villas this May after the Ash trees bud to determine what trees will need to be removed and the budget will determine when replacement trees can be planted.

Another resident was concerned that GFL was not picking up yard waste. She thought yard waste was picked up all year. The board will look into this.

The meeting adjourned at 8:00 pm