

Villas HOA Meeting November 18, 2025 @ 7pm – Duck Pond Activity Center

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

Board members in attendance was Lynn Schwenn, Debbie Gagne, Carla Lennan. Brian Daigle was introduced as a new member of the HOA Board. Brian will be a member at large helping w/Grounds and Exterior Maintenance.

The President asked the residents if they appreciated the informational emails that have been sent out or if it was too many. Those in attendance were happy with the communication. The Christmas Party will be on Friday – Dec. 12th at the Duck Pond. Information will be sent out to the residents.

Treasurer's Report – Debbie Gagne went over the financials. a resident had a comment on the low legal fees that were paid. The board is considering a \$3 fee for paying HOA dues monthly. Please pay the 4th quarter dues by 12/22/25. If paying HOA dues by automatic withdrawals, residents will need to increase the amount since there will be an increase of 1 cent as the dues are increasing from 11 cents per square foot to 12 cents. The board is currently working on the 2026 budget which will be covered at the December meeting with the residents.

Grounds – The leaves were mulched and front yards were aerated. The residents enjoyed having 2 leaf pickups last year and Reisner will be doing another leaf pickup in December as they owe us a mowing. There was a complaint from a few residents on the leaf mulching as some yards were torn up and they did not know when the yards were going to be aerated. Trees will be replaced in the spring. The board is hoping to trim the trees on the backsides in December. Yard waste is picked up March 1st to Nov. 30th. The residents are responsible for pulling the weeds in their landscaping. Some residents are still having drainage issues which could be from Big Raintree digging a large hole NW of the Raintree's Monument and pipes were broken. The board will be looking into this in the spring. The monument has been decorated for Christmas.

Exterior Maintenance/ARB – The gutter cleaning has been completed. We were over budget \$1200 but the extra funds to pay for this were taken from trim painting/exterior maintenance as those two areas were under budget. A 2nd gutter cleaning will be scheduled in the spring. One ARB was received for a new deck and this was approved.

*Food was collected tonight for Lee's Summit Social Services and will also be picked up on Wed. the 19th too! A few residents commented on the need for food assistance in the Lee's Summit community. Hoping to make this a yearly event to have a Food Drive. A proposal was made to move our monthly meetings to 6:30pm and was approved.