

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

Phone Conference

October 15, 2020

5:12pm – 6:11pm

Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called the meeting to order at 5:12pm.

Attendees

Establishment of Quorum:

- Raintree Homeowners Association
 - Kris Tedford (President)
 - Eiman Abdalla (Treasurer)
 - Richard Sun (Secretary)
 - Gerry Andrianopoulos
- GHA Community Management
 - Ramin Kordi (RKordi@ghacm.com)

Prior Meeting Minutes

- A motion was made to accept the September meeting minutes as modified by the President. Seconded by the Gerry and unanimously approved.

Financials

- The financials look good and Raintree is currently under budget for the year.
- The money that has matured is still waiting for a better opportunity to reinvest into new CD's.

Old Business

- Gerry attempted to contact Jack the Ripper to remove the dying tree but was unable to reach him to perform the work. Currently waiting on Jack the Ripper to remove the tree. GHA and Gerry will continue to reach out to Jack the Ripper again.
- Since the last meeting, the board unanimously approved to pursue the PestNow proposal for resolving the rat problem in the neighborhood. The traps have been distributed and the board will monitor the situation.
- There is an uneven sidewalk that may be a liability and the board will take a look at it and try to get proposals.

New Business

- The towing contract is up for renewal and GHA has negotiated a new contract with passes. There is a statement that needs clarification regarding only back pass permits and guest passes should be parked in the back lot. Homeowner's regular passes should be included, but was explicitly mentioned that they were not supposed to be in the back lot. There will need to be clarification before signing the contract.
- There have been a couple complaints there is not enough guest parking outside of homes for guests. However, the board raised that every home is given the opportunity of 3 parking passes and 1 guest pass. But there are only enough parking spots for less than 3 cars to park per household. The guests should be able to park in the back lot.
- The board has recommended putting a fence along Wheatwheel to prevent unwanted dumping into the woods, and to increase the visual appeal of the neighborhood. The board will get proposals.
- Next Meeting:
 - November 19, 2020 @ 5PM

Executive Session

A motion was made to go to the executive session by the President. It was seconded by the Secretary and unanimously passed the board. The board moved into executive session.

Closing

- Motion to adjourn was made by the President at 6:11 pm. Seconded by the Secretary and unanimously approved.