

# RAINTREE HOMEOWNERS ASSOCIATION

## *MINUTES OF BOARD OF DIRECTORS MEETING*

GHA Conference Room

November 7, 2019

7:10pm – 9:11pm

Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called the meeting to order at 7:10pm.

### Attendees

Establishment of Quorum:

- Raintree Homeowners Association
  - Kris Tedford (President)
  - Alex Weyers (Vice-President)
  - Eiman Abdalla (Treasurer)
  - Richard Sun (Secretary)
  - Vanessa Gomez
  - Gerry Andrianopoulos
- Raintree Homeowner
  - Brad Smith (7906 Towerbell Ct)
- Jeff Showers (703-559-9477)
  - Drainage and Erosion Solutions
- GHA Community Management
  - Ramin Kordi ([RKordi@ghacm.com](mailto:RKordi@ghacm.com))

### Prior Meeting Minutes

- A motion was made to pass the October meeting minutes as presented by the President. Seconded by the Treasurer. The motion unanimously passed.

### Financial

- The maturing CD was successfully split into two CD's and reinvested into a new CD. One for 24 months and one for 32 months.

### Old Business

- Jeff from Drainage & Erosion Solutions came to the HOA meeting to address any questions or problems with their proposal. Prior to the meeting there were already two line items approved for the "establishment of swale from dry well to county drain" and "Remove and replace large planter bed. Install 10' x 10' x 6' dry well and regrade using top soil and 100sq ft of ground cover".

- Motion to approve “establish swale leading county storm and newly installed dry well. Install fescue sod as needed” for \$2,500 with amendment to start from the playground was made by the President. The Vice President seconded and the board unanimously approved.
- Motion to approve a ~\$3000 regrading and retaining wall around the Wilkinson common area that is an adjustment from the previous cadillac solution. Seconded by Vice President and unanimously approved. This was an alternate solution to the \$12,500 line item for a new drain, regrading, and retaining wall installation.
- Jeff will bundle all of the above tasks and include the pathway between Carousel Ct and Towerbell Ct in a new proposal for all the work for \$40k. It will also include an extension of the swale/walkway from the Wilkinson’s down to the power box.
- A motion was made to approve the new proposal contingent on new emails sent by the Vice President and seconded by the Secretary. The board unanimously approved.
- A motion was made to increase the quarterly assessment from \$9 to \$15 was made by the President. Seconded by the Vice President and unanimously approved.
- A motion was made to cancel the previous motion and raise the quarterly assessment to a total of \$345 a quarter by the Treasurer. Seconded by the Vice-President and unanimously approved. It has been determined since we were already raising the dues above 3% we should go higher to deal with all the costs from the large storms.
- The gate was still being repaired while we were in the meeting and the keypass was not working. GHA will reach out and see if Autogate is complete and to make sure the gate is not locked/code works before they leave. **[GHA]**
- Going forward as a guideline for 2nd story balcony adjustments will be approved by the board and approved by the impacted neighbors that have been approved by the board. A motion has been made by the Vice-President to agree on the above precedence for future balcony architectural reviews. Seconded by the Treasurer and unanimously approved. Ramin will add a new page to the ARC form for architectural changes to add approval from neighbors and Kris will get his changes signed by neighbors for approval of his deck changes. **[GHA]**

## New Business

- There was a pest control proposal that was up for review and we are going to wait and to see if there is a pest issue.
- Next Meetings
  - December 12, 7PM at GHA (Annual Meeting)

## Executive Session

A motion was made to go into Executive Session by the President, and was seconded by the Secretary. The board unanimously approved and moved into the Executive Session.

## Closing

- Motion to adjourn was made by the Secretary at 9:11 pm. Seconded by the Vice-President and unanimously approved.