

# RAINTREE HOMEOWNERS ASSOCIATION

## *MINUTES OF BOARD OF DIRECTORS MEETING*

WOODBURN ELEMENTARY CAFETERIA

July 28th, 2016

7:13pm – 8:16pm

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

## Attendees

Establishment of Quorum:

- Raintree Homeowners Association
  - Ashley Andersen (President)
  - Alex Weyers (Vice-President)
  - Eiman Abdalla (Treasurer)
  - Richard Sun (Secretary)
  - Gerry Andrianopoulus
- Raintree Homeowners
  - Vanessa and Leo Gomez
- GHA Community Management
  - Wanda Leap ([WLeap@ghacm.com](mailto:WLeap@ghacm.com))

## Homeowner Concerns

- Vanessa and Leo, Carrousel Ct homeowners, attended the meeting to notify the board of a dangerous tree near their home. The pine looks like it will fall soon and can be found along Wheatwheel lane, between Carrousel Ct and Wheatwheel Ln homes. It is on common ground and GHA will get a proposal for the cost of tree to be cut down along with the other trees identified as hazardous. **[GHA]**
- There was a request from Eiman's neighbor that the bushes near the Carrousel Ct mailbox blocks vision into the streets and there are trees that have been identified around Carrousel Ct that looks hazardous. GHA will get someone to re-examine the trees.
- Alex Weyers made a motion to make Vanessa Gomez a director on the Raintree Homeowners Association, which takes Jarrett Fussell's vacancy. Seconded by Gerry and unanimously passed.

## Prior Meeting Minutes

- A motion was made to pass the meeting minutes as is by the Vice President. Seconded by the President, and unanimously approved.
- May's meeting minutes still need to be approved and will be brought back up during the next meeting.

## Financials

- There is a CD that is about mature and we want to space them out. GHA will provide the board with rates to figure out the best action on how to space the CD's out. **[GHA]**
- The legal fees are a bit high and continue to be above budget due to the delinquencies. May have to take this into consideration during the next budget.
- The monthly attorney breakdown was not provided this month.
- GHA will find out w/ the auditors whether repairs or replacement costs come out of either the operating budget or the reserve. **[GHA]**
- The Capital One Savings account on the balance sheets needs to be removed because GHA is not supposed to be tracking it. Raintree HOA will track it off the GHA reported Balance Sheets because they are grant money that can only be spent a certain way. **[GHA]**

## Old Business

- GHA will follow-up w/ the electrician for updates on the proposal for the inclusion of a keypass console rather than the pass console. **[GHA]**
- GHA got a call from the USPS and they no longer handle mailboxes. They offer services at a cost or a private company can also provide new mailboxes. Fresh keys will be provided to both post office and the homeowners. GHA will get some proposals for replacement mailboxes for the damaged ones. The mailboxes that are identified to be replaced are Carrousel Ct and Towerbell Ct. The Wheatwheel mailboxes just need to be cleaned. **[GHA]**
- The swings are still broken and the new swings will be installed at no cost during the last week of August.
- Ashley will get a quote for a trash can near the playground with the playground company. **[Ashley]**
- The rat extermination proposals came back fairly aggressive and high. We will notify residents via the notices on the bulletin boards to stop leaving trash and food out to help prevent rats. The board will vote on the extermination proposals at a later time.
- We were supposed to sign off on the tax audit forms by this meeting so GHA will need to reach out to the Tax Audit company.
- The walkthrough email notices was just recently mailed out.

## New Business

- SEC Renewal form needs to be refilled out to be submitted to the county for updated information. The Vice President signed the form that had updated information, which will be submitted.
- Next Meetings are:
  - August 25th - Library
  - September 22nd.

## Executive Session

- A motion was made to go into the Executive Session by Ashley Andersen, and was seconded by Richard Sun. The board unanimously approved and moved into the Executive Session.

## Closing

- Motion to adjourn was made by the Secretary at 8:35pm. Seconded by Alex Weyers and unanimously approved.