

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

WOODBURN ELEMENTARY LIBRARY

October 15, 2015

7:18pm – 8:24pm

Call to Order. Richard Chavez, President of Raintree Homeowners Association (RHOA), called meeting to order at 7:16pm.

Attendees

Establishment of Quorum:

- Raintree Homeowners Association
 - Richard Chavez (President)
 - Richard Sun (Secretary)
 - Jarrett Fussell (Treasurer)
 - Ashley Andersen
- GHA Community Management
 - Billy Omohundro (womohundro@ghacm.com)
- Raintree Resident
 - Elliot Gorman

Resident Issues

- Raintree resident Elliot Gorman came to the meeting regarding the towing of his car. The board had responded to a complaint from another homeowner concerning a vehicle with expired tags on the Raintree property. The vehicle had a Raintree decal, but did have expired tags. The board notified Al's towing to sticker a car, which they did. The car was then towed however, with no effort to contact the homeowner/vehicle owner. Eliot provided convincing evidence that the vehicle was properly registered and that the tags had been tampered with. After discussion amongst the board members present, the decision was made that in the future, in order to avoid situations like this, more effort must be made to contact the owners of vehicles with Raintree decals, before towing occurs. A motion was made by the Treasurer to contact Al's Towing to request at least partial reimbursement the fee(they had given Eliot some incorrect information about the reason for the towing), and if they would not, Raintree would reimburse Elliot for the cost of towing/storage. A majority vote of 3 and 1 abstain was made, and the motion passed.

Prior Meeting Minutes

- Motion to approve meeting minutes by the President. It was seconded by Jarrett Fussell and unanimously approved.

Financials

- GHA will look into one of the CD's that seem to be missing from the report.

Old Business

- GHA hasn't followed up on the next step is to repay NEPP account \$230 and TransUrban account \$30 due to dormant fees from the previous bank account. GHA will need to determine with their accounting on the best way to do this. [GHA]
- Jack the Ripper was the choice to remove the tree from all the proposals. We are waiting for Jack the Ripper to get back to us the date to remove/trim the trees. [Gerry Andrianopolous]
- The large retaining wall was put up but GHA is looking back into the emails to verify that the other retaining wall needs to put it up. GHA will contact the board through emails about the other retaining wall. The original proposal did not include the other retaining wall. Regarding the walkway between the houses, the job is still in process but incomplete as of now.
- A few months ago Postal Service came out to look at the mailbox and they were supposed to contact GHA but they never have. We haven't heard from them since. [GHA]
- GHA will keep trying to setup a date with the President to do the neighborhood walkthrough. [GHA / Richard Chavez]
- A Raintree light is out and needs a whole new setup needs to be installed because the bulbs were replaced and it was still out. GHA will follow-up with the Raintree light and the Dominion watch-lights that are still out. [GHA]
- Another non-official estimate came in for the concrete stairs and they came well under Dominion Paving. GHA is waiting for a formal proposal. [GHA]
- GHA will reach out the reserve study group to check if how easily the data can be updated. [GHA]
- Dominion Paving still needs to return to repaint the numbers and crackfill holes. GHA will follow-up. They still have not been paid for the job to date. [GHA]
- Ashley contacted the Insurance Company to determine if there were extra fees for putting in a playground and they notified her that the cost of insurance would not be going up. Children play at their own risk. The next step is contacting a lawyer about any liability concerns. Alex got an email from the playground company, BYO, and notified him that a deposit needs to be made before the end of the year or the price may go up 8%-10% after January.[GHA / Ashley Andersen]

New Business

- The Annual Meeting is November 10th @7pm and as of this monthly meeting, there have been no proxies submitted.

Closing

- Motion to adjourn was made by the President at 8:24pm. Seconded by Secretary and unanimously approved.