RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

WOODBURN ELEMENTARY TEACHER’S LOUNGE

August 15, 2013

6:30 pm – 8:30pm

1. Call to Order. Alex Weyers, President of Raintree Homeowners Association (RHOA), called meeting to order at 6:51PM
2. Establishment of Quorum. Four of the Seven member:
	* Raintree Homeowners Association
		1. Alex Weyers (President)
		2. Richard Chavez (Vice-President)
		3. Richard Sun (Secretary)
		4. Jarrett Fussell (Treasurer)
	* GHA Community Management
		1. Camellia Fries
	* Raintree Homeowner
		1. Maureen Goodfellow
3. Motion moved to accept minutes as written by Alex Weyers, Richard Chavez seconded.
4. Treasurer’s Report: The treasurer read the treasury report. There was concern that we may be over budget this year and it was mentioned that much of the initial budget was based off the previous year with minor adjustments. The budget drafts will be provided by GHA and Jarrett and Alex will schedule an appointment with Carty to look over the budget for next year.
	* Net operating cash = $ 42,864.37
	* Net reserves = $ 177,094.28
	* Prepaid Assessments as 7/31/2013 = $ 5,535.75
	* Actual Cash Surplus as of 7/31/2013 = $ 37,328.62
	* Balance of outstanding dues = $ 7,369.43
	* The money remaining in NEPP Grant = $ 1,478.68
	* The money remaining in Transurban = $ 859.60

1. Committee Reports:
	* Architectural:
		1. The hearings for Architectural violations will be held on September 19th. The hearings were not held in August because the letters to summon them to the meeting needed to be sent via certified mail and 30 days before the hearing.
	* Landscaping:
		1. Repair solution has submitted stone examples for the board to vote. Maureen has recommended pine, dogwood, hollies, or cherry trees for replacing trees around the neighborhood. A motion was moved to use the gray stones and Richard Chavez seconded. A new proposal will be submitted to be reviewed with the stone choice.
		2. Maureen has suggested meeting with Lands and Waters to landscape the front area of the back parking lot. We’ll need to get a new proposal for NEPP and she has recommended that they can help write the proposal for NEPP. Richard Sun will submit a draft proposal w/ Lands and Waters to get involved in creating a proposal.
2. Old Business
	* The rugs in the back lot have been removed.
	* A parking pass has been returned and it is likely next meeting there will be a discussion on how to add an additional decal to a household. The idea will be there will be a cost and the additional cars must park in the back lot. The initial idea is there will be 10 available 4th decal slots that must be renewed on a yearly basis on a first come first serve basis. You can apply during the annual meeting and you have to be current on dues. The cost will be $150 for a parking decal. Jarrett Fussell will draft the changes in the parking resolution to be voted on by the board. He will also add information regarding the visitor pass being used over week as a violation.
	* There was a scooter is still in the back lot. GHA will sticker the scooter again because it is taking up a parking spot. If the scooter persists in taking up a slot, it will be towed like any other motorized vehicle.
	* Steve Ten Eyck will be heading the community yard sale for Labor Day Weekend.
	* There will be a letter that will be sent out for all homeowners to notify the new trash cans, white goods pickup, and concerns about parking.
	* CliftonLarsonAllen lowered their cost by $500.00 on their initial proposal and the board has voted to approve their proposal. The president has signed the proposal.
3. New Business
	* No new business
4. Adjournment. Motion to adjourn was made by Alex Weyers, seconded and approved by Richard Sun at 8:41PM.