RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

WOODBURN ELEMENTARY TEACHER’S LOUNGE

September 26, 2013

6:30 pm – 8:30pm

1. Call to Order. Alex Weyers, President of Raintree Homeowners Association (RHOA), called meeting to order at 6:41PM
2. Establishment of Quorum. Four of the Seven member:
	* Raintree Homeowners Association
		1. Alex Weyers (President)
		2. Richard Sun (Secretary)
		3. Jarrett Fussell (Treasurer)
		4. Rahqia Khokar
	* GHA Community Management
		1. Camellia Fries
	* Raintree Homeowner
		1. Martha Melzow(3406 Wheatwheel)
		2. Miriam and Carla Mercado (7917 Towerbell)
3. Motion moved to accept minutes as amended by Alex Weyers, Jarret Fussell seconded.
4. Homeowner’s topic:
	* Martha Melzow was cited in violation of having trash boxes in the back but this has been corrected.
	* Martha has reported problems with their neighbors 3408 Wheatwheel having water problems, which continually affects her home. Renters currently reside in the home that leaks water and Martha would like to directly contact the owners.
	* Gerry Andrianopoulus has requested special permission to waive the requirement for his vehicle to be registered to his Raintree Community home address. His vehicle is registered in Texas because he only spends a portion of his time in the Raintree Home. Motion moved and approved unanimously.
	* A motion to appoint Gerry Andrianopoulus as a board member to replace Mark Webster’s seat was unanimously approved.
	* There was a sign that was knocked down in lower Wheatwheel. GHA will contact the towing company to fix the sign. Any additional damaged or slanting signs in the neighborhood will be examined to be repaired.
	* Miriam and Carla received a violation for having a window in their front door. The architectural control handbook specifically allows only a plain door. The board needs to review what the door looks like and make a decision in upcoming meetings. The board voted unanimously to defer enforcement of the violation for 60 days to investigate and make a judgement concerning the door.
	* There was a complaint concerning 3407 Wheatwheel’s pine tree which has large branches that overflow into Miriam and Carla’s yard.
	* There was concern that there may be improper activities happening in the Raintree back lot. GHA has advised Raintree to continually contact the police to add it to their courtesy patrol. GHA will also look into an agreement with the police to patrol more often in the neighborhood.
5. Treasurer’s Report: The treasurer read the treasury report. GHA will provide a breakdown of costs to the Raintree HOA board members to investigate costs submitted by GHA.
	* Net operating cash = $ 39,344.58
	* Net reserves = $ 179,987.28
	* Prepaid Assessments as 8/31/2013 = $ 5,854.69
	* Actual Cash Surplus as of 8/31/2013 = $ 33,489.89
	* Balance of outstanding dues = $ 3,861.43
	* The money remaining in NEPP Grant = $ 1,178.68
	* The money remaining in Transurban = $ 859.60

1. Committee Reports:
	* Architectural:
		1. The letters were sent and all the people who were cited were in attendance but the meeting was moved a week later. Only two people households attended the rescheduled meeting.
		2. There are signs around the neighborhood that need to be fixed and Alex Weyers will take pictures of them.
		3. GHA will check when our next Reserve study was done.
		4. Restripe and numbers are peeling but the board will take a look around to see if it’s a big concern.
	* Landscaping:
		1. Richard Chavez was not present to submit final changes to the community landscaping project with Repair Solutions.
		2. The board missed the submission window for the NEPP grant by over a couple months. However the Transurban grant was submitted.
2. Old Business
	* An amendment for a Fourth Decal was drafted for review by the board. The president motioned to approve the Fourth Decal amendment as submitted. Unanimous approval by the present board members.
	* The Visitor Pass amendment was submitted to the board for review. The president motioned to approve the Visitor Pass amendment as submitted with “... more than seven days in a calendar month.” The motion passed unanimously. There were revisions after the passage of the amendment to specify the same vehicle repeating the offense of abusing a visitor parking pass. The president motioned to approve the Visitor Pass amendment as amended. The board approved the amended unanimously.
	* Trash cans were delivered on the wrong date.
	* The first yard sale of 2013 was conducted and another yard sale was scheduled.
	* GHA has confirmed a soft-copy of the bylaws has been typed up and GHA will send it to us.
3. New Business
	* Our annual meeting was scheduled for Saturday, November 9th. The contract with GHA has stipulated they are not allowed to attend meetings on weekends. However, they will still provide assistance.
	* The budget needs to be finalized and mailed out in a week or we will have to postpone the annual meeting.
4. Adjournment. Motion to adjourn was made by Alex Weyers, seconded and approved by Richard Sun at 8:25PM.