RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

WOODBURN ELEMENTARY LIBRARY

October 17, 2013

6:30 pm – 8:30pm

1. Call to Order. Alex Weyers, President of Raintree Homeowners Association (RHOA), called meeting to order at 6:46PM
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. Richard Chavez
		5. Gerry Andrianopoulus
	* GHA Community Management
		1. Camellia Fries
	* Raintree Homeowner
		1. Martha Melzow (3406 Wheatwheel)
3. Motion moved to accept minutes as amended by Alex Weyers, Jarret Fussell seconded.
4. Treasurer’s Report: There was no treasury report prepared because the financial information wasn’t received by the Treasurer from HOA.
	* The President presented next year’s proposed budget to the board. GHA recommended that the budget should be a zero based budget so there was $69 extra that will be reallocated to audit & tax. Alex brought a motion to pass the budget as amended and Jarrett seconded. The proposed budget was unanimously passed.
	* A reserve study needs to be conducted next year which was not in the budget, so the cost will be reallocated from the copying/printing costs. Alex moved to amend the budget to add the reserve study, Jarrett seconded and the motion was approved.
	* There was a concern about an excessive amount of copies being charged to Raintree and Camellia will look into the accounting of how Raintree was charged so much for copying/printing when there is very little done.

1. Committee Reports:
	* Architectural:
		1. The board was considering the architecture handbook concerning the variety of different doors in the neighborhood. Richard Chavez moved to stand by the architecture guidelines and defer enforcement until next Architectural review in spring. Alex seconded and the motion passed.
		2. Pictures were taken of signs that were leaning and sent to the towing company to be repaired.
	* Landscaping:
		1. Richard Chavez stated that different kinds of trees won’t change the cost proposed by Repair Solutions.
2. Old Business
	* GHA has confirmed a soft-copy of the bylaws has been typed up and GHA will send it to us.
	* A motion was made to move the annual meeting by Richard Chavez, and it was seconded by Alex Weyers. The annual meeting will be scheduled on November 23rd at 10am and Richard Chavez will reserve a room for the meeting.
	* Three more homeowners need to be reinspected.
	* GHA has discovered that the Raintree community can have an agreement with a Police to increase the police presence in the area to deter unwanted activities. The president will look at the agreement before signing it.
3. New Business
	* Concerning the trees that need to be removed, the board has decided to replace the trees because it then allows the board to use money from the reserve. The board has split the landscaping project for a Fall planting project and Spring beautification project.
	* Richard Chavez will get the latest proposal from Repair solutions for the two projects and a motion was made by Alex Weyers to approve the Fall planting project if it comes within expected costs. Richard Chavez seconded and the board unanimously approved.
4. Adjournment. Motion to adjourn was made by Alex Weyers, seconded and approved by Richard Sun at 8:05PM.