

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

GHA Meeting Room

October 12, 2017

7:18pm – 8:55pm

Call to order by Kris Tedford, the President of Raintree Homeowners Association (RHOA), called meeting to order at 7:18pm.

Attendees

Establishment of Quorum:

- Raintree Homeowners Association
 - Kris Tedford (Acting President)
 - Alex Weyers(Vice-President)
 - Gerry Andrianopoulos
 - Richard Sun (Secretary)
- Raintree Homeowners
 - Arun Isukapalli (3413 Wheatwheel)
- GHA Community Management
 - Paul Genebroso (PGenebroso@ghacms.com)

Prior Meeting Minutes

- A motion was made to pass the September meeting minutes as edited by the President and seconded by the Vice-President. The motion unanimously passed.

Financials

- Capital One Account was a checking account reported to GHA by the board. Paul will talk to the auditors on how to remove it from our financial statements. The secretary will send the Capital One withdrawal and BB&T statement to GHA. [**GHA + Richard**]

Old Business

- The contractors that came in to redo the large on Carrousel Ct and the pictures of before and after will be posted on the website. [**Alex**]
- The plants around the Raintree entrance sign look good now. There are other plants around the neighborhood that look like they are dying now. GHA will talk to the landscaper and also replace the 3 dead trees. A motion by the President to proceed with replacing the dead trees for \$335 and seconded by the Vice President. The board unanimously approved. [**GHA**]

- A quote from Jack the Ripper for trimming the tree behind Phil Gibbs's home. A motion was made to proceed with the tree trimming for \$650 and seconded by Gerry. It was unanimously approved. [**GHA**]
- Alex spoke with Dominion Paving and Sealing regarding the drainage problem in lower Wheatwheel. A proposal was provided to the board and GHA will talk to all affected homeowners. A motion was made to proceed with the proposal by the Vice-President and the President seconded. The board unanimously approved the motion. [**GHA**]
- Arun brought up the intersection with Wheatwheel and Gallows road is a problem. He would like to try to get the community involved to contact Fairfax County Transportation to introduce fixes such as crosswalks. [**Community**]
- Arun also wanted to add a Solar panel to his home. The board recommends to fill out the architectural change form and submit it to the board for review. [**Arun**]
- Arun also brought up that he is interested in purchasing an electric vehicle and proposed several ways that an electric car can be charged. The non permanent solution was the most appealing as it is just a cable stretched across the sidewalk. The outlet installation should be fine. [**Arun**]

New Business

- We lost the income from the cell tower and the budget becomes unworkable without raising the HOA fees. The board will vote on a new draft proposal with the ~8.3% increase (\$300 per quarter). GHA will re-draft the budget with the changes. We will raise the assessment income and reduce the reserve contribution. A motion was made to approve the amended draft by the Vice-President and seconded by the President and unanimously approved. [**GHA**]
- Next Meeting
 - Thursday, November 9th @ 7pm
- Annual Meeting
 - Thursday, December 7th @7pm

Executive Session

- A motion was made to go into the Executive Session by the President, and was seconded by the Vice-President. The board unanimously approved and moved into the Executive Session.

Closing

- Motion to adjourn was made by the President at 8:55pm. Seconded by the Vice-President and unanimously approved.