

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

Woodburn Elementary Library

November 9, 2017

7:10pm – 8:25pm

Call to order by Kris Tedford, the President of Raintree Homeowners Association (RHOA), called meeting to order at 7:10pm.

Attendees

Establishment of Quorum:

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

Prior Meeting Minutes

- A motion was made to pass the October meeting minutes as edited online was made the Vice-President and seconded by the 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. This still needs to still be done this month. **[GHA + Richard]**

Old Business

- We will try to use the TransUrban grant money to pay for the tree removal for Jack the Ripper. The bill will be sent to the Secretary and then submitted to GHA to be tracked. **[GHA + Richard]**
- The Dominion Paving to alleviate water buildup in lower Wheatwheel is still pending. However, the homes have been notified and waiting for a good day for the work to get done. **[GHA]**

- Over the last week there was a motion made over email. A motion was made “to move that all owners be required to complete and submit parking decal application as attached in the email in substantially the same form as the attached (as may be amended from time to time by the Board) prior to being issued parking decals.” The board unanimously approved over email and this is a record of that action.

New Business

- The BrightView landscaping contract is up for renewal. There was another proposal provided with Fortney landscaping. The Fortney proposal was about \$2000 cheaper and would help alleviate the reduction of credit into the reserves from the loss of the cell tower contract. A motion was made to change landscaping to Fortney by the President. Seconded by the Vice-President and unanimously approved. **[GHA]**
- In addition to mitigating the loss of the cell tower contract. There is discussion on reducing the common area maintenance budget for next year. Common area maintenance covers repairs to the gate, lights, and signs. We will update the grounds, landscaping, irrigation line item of the budget \$2500. Additionally, we are lowering the Common Area maintenance line item to \$5000. The remaining funds will go to reserves. GHA will update the budget and send out the new budget. **[GHA]**
- The board discussed the complaints from Mark Webster, who refused to provide the requested identifying car information in his parking registration. The board agreed to grant him two parking stickers otherwise the costs of attorney fees regarding this issue will continue. The board plans to simplify the parking application process the next time the parking passes get issued.
- 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 8:25pm. Seconded by the Vice-President and unanimously approved.