

# RAINTREE HOMEOWNERS ASSOCIATION

## *MINUTES OF BOARD OF DIRECTORS MEETING*

GHA Conference Room

August 1, 2019

7:12pm – 8:42pm

Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called the meeting to order at 7:12pm.

## Attendees

Establishment of Quorum:

- Raintree Homeowners Association
  - Kris Tedford (President)
  - Richard Sun (Secretary)
  - Eiman Abdalla (Treasurer)
  - Arun Isukapalli
  - Vanessa Gomez
- Raintree Homeowner
  - Brad Smith (7906 Towerbell Ct)
- GHA Community Management
  - Ramin Kordi ([RKordi@ghacm.com](mailto:RKordi@ghacm.com))

## Prior Meeting Minutes

- A motion was made to pass the June meeting minutes as amended by the President. Seconded by Secretary. The motion unanimously passed.

## Raintree Homeowner Issue

- Between Carrousel and Raintree there is a grass/dirt path that is beginning to erode. Brad came to the meeting to raise water flowing issue behind the homes and explained solutions that contractors have given him about remedying the issue. GHA and Raintree will meet with 2 companies to look at the erosion issue in the auxillary lot area and between Raintree and Carrousel area.
- Richard and Brad have joined gutters for 7908/7906 Towerbell and would like to separate the gutters/downspouts at the homes for better efficiency. Currently most of the gutters in Raintree have gutters that use the same downspouts. A motion was made to approve the architectural change for splitting the gutters for 7908 and 7906 Towerbell by the President. Seconded by Arun and the board unanimously approved.

## Financial

- The CD matured and transferred the funds to a new CD. There \$8.14 that was not transferred over and GHA will inquire with accounting about the remaining amount. [GHA]

## Old Business

- The mailboxes are installed and they look good.
- The exposed pipes in the auxiliary lot don't seem to be used for anything anymore and was potentially associated with the cell tower that was removed.
- The gate has been fixed again. GHA will get a proposal to fix the gate keypad positioning and the removal of the black box on the concrete.
- The new towing contract was received and needs to be signed. 40 new 4th decal passes have been provided by Al's towing, which will expire December 2020.
- The new plants that were planted in the back lot seemed to have been eaten by deer. GHA will reach out to Fortney to verify that they are watering the plants.
- One of the lights in the back path has been fixed and another one is taped up. GHA believes they will get back to it to fix it.

## New Business

- There is trash/recycling on Carrousel Ct sidewalk without a trash can or recycling bin. Raintree Board will try to find out who is doing it and send a violation letter.
- The Raintree sign looks to be worn down and may need to do something. The board will take a look to verify what the next steps will be.
- Next Meetings
  - September 5, 7PM at GHA
  - October 3, 7PM at GHA
  - November 7, 7PM at GHA
  - December 12, 7PM at GHA (Annual Meeting)

## Executive Session

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

## Closing

- Motion to adjourn was made by the President at 8:42 pm. Seconded by the Treasurer and unanimously approved.