

# RAINTREE HOMEOWNERS ASSOCIATION

## *MINUTES OF BOARD OF DIRECTORS MEETING*

GHA Conference Room

September 27, 2018

7:13pm – 8:47pm

Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called meeting to order at 7:13pm.

## Attendees

Establishment of Quorum:

- Raintree Homeowners Association
  - Kris Tedford (President)
  - Alex Weyers (Vice-President)
  - Eiman Abdalla (Treasurer)
  - Richard Sun (Secretary)
  - Vanessa Gomez
  - Gerry Andrianopoulos
- GHA Community Management
  - Kasim Baihaki (KBaihaki@ghacm.com)

## Prior Meeting Minutes

- A motion was made to pass the August meeting minutes as is by the President and seconded by the Treasurer. The motion unanimously passed.

## Financial

- There was not enough money in the operating checking account and \$30k was transferred from the reserves to pay for bills. A large amount of money was spent on painting and trees.
- The MMKT interest rate is .20%
- No other issues with the financials.

## Old Business

- The Reserve study was completed and sent to all the board members.
- Dominion paving sidewalk project is scheduled to begin on October 8-9, 2018, weather permitted.
- Jack-the-Ripper finished his project and paid his invoice for \$7,600

- A proposal was received by Mainstreet Mailboxes for \$5,874.20. Original proposal was for \$7,440.80, but there are a few mailboxes that do not need new mailboxes. 6 was in the original proposal, but now we only need 4. Before approving, the mailboxes it would preferred to examine the mailboxes we will be receiving.
- Pothole repairs were completed.
- Dominion Paving has agreed to fix the Lower Wheatwheel drain for free. It was the drain that was not working efficiently.

## New Business

- The owner of 3401 Wheatwheel Lane called GHA about concerns of moisture in his basement. There is a French Drain next to his unit that they suspect is contributing to that moisture. GHA went out there with a plumber and the plumber recommended snaking the draining tube and creating landscaping slopes. A motion was made by the President to proceed with snaking the draining tube, and seconded by the Secretary. The motion was unanimously approved. Note: The board will not be landscaping on homeowner's property and it must be done by them. We will give them the plumber's recommendation. **[GHA]**
- There is a new 2018 Snow Removal Proposal and there was a motion to approve the proposal by the President and seconded by Vanessa. The board unanimously approved. The terms were relatively the same as 2017.
- A motion was made by the President to increase the assessments by 5% by the President and seconded by the Treasurer. The board unanimously approved. The reasoning behind the increase is the increased maintenance/improvements to the neighborhood and the reduction of telecommunication income.
- Next Meetings
  - Thursday, October 18 @7pm
  - Thursday, November 29 @7pm - Annual Meeting

## Executive Session

A motion was made to go into the 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 8:40 pm. Seconded by the Treasurer and unanimously approved.