

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

GHA Conference Room

October 18, 2018

7:08pm – 8:16pm

Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called meeting to order at 7:08pm.

Attendees

Establishment of Quorum:

- Raintree Homeowners Association
 - Kris Tedford (President)
 - Alex Weyers (Vice-President)
 - 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 September meeting minutes as is by the President and seconded by the Vice President. The motion unanimously passed.

Financial

- Insurance contract is expiring and the board as agreed to renew this year and shop around next year.

Old Business

- The board reviewed the reserve study items.
 - The asphalt and parking area is in fair to good condition and will be re-examined in Spring.
 - The gate has been repaired.
 - The signs need to be straightened.
 - The cracked stairs will be re-examined in the Spring.
 - The stakes in the playground need to be re-secured to the plastic. This just needs to be done.

- GHA will need to look for the poop signs to install. It was already approved, but just needs to be bought and installed. The board wants to get the signs straightened and installed around the same time. The signs should be straightened with a concrete base. [GHA]
- Dominion Paving has done the sidewalk to the back lot but it is still missing railings. There are blank patches that need to have grass seeded. GHA will contact Dominion painting about the remaining work. [GHA]
- After reviewing the cost of the mailboxes and all the work done this year, the board has considered the mailbox replacement should be done next Spring.

New Business

- The proxy forms do not mention the ability to vote on the budget increase since it is above 3% we will do a re-mailing to notify homeowners of this change. Additionally, the ability to vote via proxy will be added to the new proxy forms. [GHA]
- Next Meetings
 - 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 Vice-President. The board unanimously approved and moved into the Executive Session.

Closing

- Motion to adjourn was made by the President at 8:16 pm. Seconded by the Treasurer and unanimously approved.