

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF HOMEOWNERS ANNUAL MEETING

Gates Hudson Meeting Room #504

3020 Hamaker Ct, Fairfax VA 22031

November 29, 2018

7:16 pm - 8:04pm

1. Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called meeting to order at 7:16 pm with 31 proxies/homeowners.
2. Meeting members:
 - Raintree Homeowners Association
 - i. Kris Tedford(President)
 - ii. Alex Weyers (Vice-President)
 - iii. Richard Sun (Secretary)
 - iv. Gerry Andrianopoulus
 - v. Vanessa Gomez
 - GHA Community Management
 - i. Kasim Baihaki (KBaihaki@ghacm.com)
 - Raintree Homeowners
 - i. See attendance sheet
3. Approval of the Meeting Minutes as edited.
4. Financial Report
 - The Vice President read the current state of finances and investments.
 - Reserves look quite healthy because we are contributing at least 10% to it.
 - We are over budget this year from all the improvements.
 - There was a concern regarding the over spending of audit and tax fees. GHA will take a look if there was payment from the previous year that carried over.
 - The dues were increased as the second part of the lost income from the cell tower. Additionally, there is a plan for more improvements in the neighborhood.
5. Presidential report
 - Discussed past achievements for the year including:
 - i. The path has been created from lower Wheatwheel to the back lot. The installation of the lights is still pending.
 - ii. The board is planning to plant more trees next year.

iii. There are "cleanup after your dog" signs the board wants to install. They have been ordered by GHA.

6. Board Nominations

- Vanina Alanes has requested to be removed from the board.
- Arun Isukapalli was nominated to replace Vanina Alanes's term on the board by the President and seconded by the Vice-President. The nomination was unanimously approved.
- Vanessa Gomez was nominated by the President to continue on the board and seconded by Martha Melzow. The nomination was unanimously approved.
- Kris Tedford was nominated by the Vice-President to continue on the board, and seconded by Vanessa Gomez. The nomination was unanimously approved.

7. Old Business

- New mailboxes are pending to be ordered and installed. They will be ordered installed after informing the homeowners.
- There was a request last year to have the towing company notify the board if a car was held longer than a few days. This year at the annual meeting we are requesting if we can be notified for all towing events.

8. New Business

- We need to ensure we do a Spring inspection.
- There is damage to the gate keypad and it has been recommended to put something in front of the keypad stand to prevent further damage.
- There are plans for a lot more tree planting in the neighborhood. We are looking for hearty and shady trees to be planted. The budget reflects this.
- 3405 Wheatwheel seems to have a water leak and should be looked at before the cold Winter can freeze the water.
- A motion was made to accept the budget as is shown at the annual meeting by the Vice-President. The Secretary seconded, and the motion was unanimously approved.
- The next board meeting will be Thursday, January 24 @ 7PM.

9. Adjournment. Motion to adjourn was made by the President, seconded and approved by the Vice President at 8:04PM.