

RAINTREE HOMEOWNERS ASSOCIATION

MINUTES OF HOMEOWNERS ANNUAL MEETING

Gates Hudson Meeting Room #504

3020 Hamaker Ct, Fairfax VA 22031

December 12, 2019

7:16 pm - 8:14 pm

1. Call to Order. Kris Tedford, President of Raintree Homeowners Association (RHOA), called meeting to order at 7:16 pm with 30 proxies/homeowners. Proof of mailed notice on Nov 22nd was shown.
2. Meeting members:
 - Raintree Homeowners Association
 - i. Kris Tedford(President)
 - ii. Alex Weyers (Vice-President)
 - iii. Gerry Andrianopoulus
 - iv. Vanessa Gomez
 - GHA Community Management
 - i. Ramin Kordi (rkordi@ghacm.com)
 - Raintree Homeowners
 - i. See attendance sheet
3. Approval of the Meeting Minutes as edited.
4. Financial Report
 - President reviewed the state of finances and investments.
 - By end of December, expect to be aligned with 2019 budget except landscaping, which the President attributed to number of trees we had to have trimmed and cut down, planting and watering of new plants, and common area maintenance, which GHA confirmed was largely due to continued gate repairs.
 - The primary driver of assessment increase and proposed budget is the \$40K of work done to address erosion and sinkhole issues. Our contractor identified that in the past some trees were cut down and the stumps buried, which rotted over time leading to sink holes.
 - Landscaping contract and snow removal pricing remains the same as last year. A motion was made to lock in price for two years.
 - Vice President made a motion to accept the 2020 budget, Gerry seconded. Motion passed unanimously (with one abstention).

- A suggestion was made to invest less in full trees, and more in bushes and other types of greenery.
5. Presidential report
 - President identified achievements, including mailbox installation and Spring inspection, but we may need to be more rigorous next year in terms of enforcing architectural guidelines.
 - Expect only future projects to be landscaping-related and eventual treatment of asphalt after Winter.
 6. Board Nominations
 - President made a motion to re-elect Alex Weyers, Richard Sun and Gerry Andrianopoulos onto the board. Vanessa seconded and it passed unanimously. There were no candidates for the position vacated by Arun so it will remain unoccupied until we can approach more homeowners to fill it for the remaining year.
 7. Old Business
 - Only replaced rusting mailboxes, not all of them. Keys were distributed to renters/occupants, not necessarily homeowners.
 8. New Business
 - A homeowner reported a light is flickering by the mailbox on Carrousel and we need Dominion to repair. Gerry took the action to address.
 - There are pieces of fence sitting behind Eiman's house that we need the trash company to pickup.
 - Homeowner asked about doorbell policy in architectural guidelines. There's currently no restrictions the board is aware of but homeowner should try to match it to the door/trim.
 - Possibility of the board requesting permission from Richard Chavez to mount gate-facing security cameras was raised.
 - Decision was made to continue meeting on the third Thursday of every month except for the month of January when Ramin is available on Tuesday, the 28th.
 9. Adjournment. Motion to adjourn was made at 8:14pm by the President, seconded by Gerry and approved.