

RAINTREE WOODS HOMEOWNERS ASSOCIATION
Board Meeting Minutes, February 6, 2020
FORHA Offices

Call to Order at 7:02 pm by Peter Lee

Present: Peter Lee, David Saunders, Cheryl Landman, Ruth Pina, James Carter

Absent: Jason Bridgman, Rachel Gravel

Guests: Ricca McClain, Morgan Hampton, Tom Own

Residents to be heard:

Guests wanted to listen to what was going on.

Approval of Minutes:

President Report:

Trees have been cut at the entrance and the service has been paid.

Backflow Protection – Has to be done by October, we should get someone in to do it all.

Vice President Report:

No report at this time

Treasurer Report:

- Financials distributed
- 20 residents incurred a late fee
- 1 sale in January
- Suggestion from Ricca to move some money from checking to money market account. Cheryl Landman made a motion to move \$30,000 to money market account, James Carter 2nd the motion. Motion approved.

Restrictions Update:

ARC & Restriction Committee

Projects:

- New roof and harde plank siding approved
- 30' x 60' lighted sport court in front yard was not approved
- Ongoing – pool

Projects have not been checked in the backend. Suggested we charge an application fee.

We need to make sure residents obtain the proper permits. Cheryl Landman made a motion to charge a \$50 application fee, David Saunders 2nd the motion. Motion approved.

Ricca will research the fees and make some recommendations.

Roads/Fences

David reported that we have not had chip and seal done in 8 years. The bid for asphalt came in at \$350,000, we only have \$220,000 in the bank. The chip and seal will cost \$200,000. Some options are:

- One-time fee
- Charge new buyers a one-time fee
- Create a reserve fund
- Send a letter to all residents to increase monthly dues to put the increased amount in a reserve fund
- We should do a presentation to all residents first
- Action item for next meeting

Security

We need to work on the guardhouse. Peter and James will see what needs to be done at the guardhouse.

Special Projects/Barcodes/Beautification

Website needs to be updated

The sprinkler systems needs to be fixed, the cost to repair is \$1,200. Approved to make the repairs.

Next Meeting – March 4, 2020

Meeting was adjourned at 7:51