

RAINTREE VILLAS HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS' MEETING
December 6, 2018

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Mary Lynn Tolle called the meeting to order at 7:00 PM. A quorum was determined.

2. PRESIDENT'S REMARKS

Mary Lynn thanked everyone for coming and introduced the newest board member, Beth Bertke who will finish Dave Minshall's term as secretary.

3. CONSENT AGENDA

Mary Lynn Tolle gave residents time to read the minutes from the May meeting. No corrections were needed. Nancy Brandell moved to approve the minutes as they stand. Sam Shockley seconded it.

4. TREASURER'S FINANCIAL REPORT

A. Hank Maddux gave the financial report for the month of November and year to date. Hank also reminded residents the financials, along with bank statements, are reviewed each month by the board.

B. The 2019 budget was presented for the membership to review. The budget committee consisted of Hank Maddux, Nancy Renetzky and Mary Lynn Tolle. A motion was made by Beth Bertke to approve the 2019 budget and Bill Wilson seconded. The ayes have it and the budget was approved.

C. Hank discussed the possibility of needing to raise the dues as the development has now reached the age major repairs are going to be necessary as in the sprinkler system and the landscaping. 2019 budget reflects a \$39,000 deficit.

D. A committee is going to be formed to research the area's HOA's and how their dues compare to the Villas.

5. COMMITTEE REPORTS

A. ARB – Please be sure to fill out an ARB form for Raintree Villas and RLPOA before architectural changes are made to your unit.

B. Exterior R & M – Painting-Dick Bredesen explained the process of painting and how the houses are chosen. A new painting contractor has been hired. The wrought iron needs will be discussed and it is the hope of the board this will also be done when the trim on the house is painted. They expect to have more painting to be done this year as the previous contractor did not get the 2018 painting list completed.

C. Yards & Grounds – Carole Owsley

1. Projects left to be completed yet in 2018 is the aeration of the front and back yards and the final leaf cleanup. The early snow in the fall has impeded the progress of removing the leaves as the vacuum system Reisner uses cannot suck them up until they are dry. The budget does not allow for all of the yards to be hand raked and bagged.

2. Projects in 2019 will include more root grinding. Carole and Eric Reisner will do a walk around in the spring to generate a list. The homeowners at 4133 Homestead would like to be on the list. The front and back yards will be aerated each year instead of alternating from front to back. Because of the age of the yards it's been recommended both be done yearly to deter thatch buildup.

3. Tree trimming will be done in the spring which entails uplifting trees that are impeding the mowers or the sidewalks.
4. Money budgeted for monument cleaning and planting will include ground covering, rock and planting of fescue grass. Unfortunately there is no irrigation system to support more colorful plants.
5. Irrigation boxes are breaking down due to age. Several were rebuilt this year. Monies were increased in the irrigation budget to support this ongoing need. If you have an active leak and it's after hours for Area Real Estate please call Reisner directly at 816-373-6996.
6. The Japanese beetles were a problem this year. If they return, bags will not be used again to try and control the infestation.

D. Social – Mary Lynn Tolle

The committee needs help to keep the activities in place such as the annual picnic and Christmas party. Please contact Mary Lynn if you're interested.

E. Safety– Carole Owsley gave a report after attending Raintree Lake Neighborhood Safety Meeting.

1. It's suggested residents join the "Next Door" app to get information that affects your area. Officer Carmen Spaeth posts regularly about break-ins or other activity that may affect Villas residents.
2. Reminder to keep your garage doors closed, even if you're in the backyard.

6. OLD BUSINESS

There was no old business to report

7. NEW BUSINESS

Mary Lynn and Dick Bredesen's terms will be expiring in May. Please call Are Real Estate if you would like to be put on the May's meeting ballot for election.

8. COMMENTS FROM THE FLOOR

There were no comments from the membership

9. ADJOURNMENT

The meeting adjourned at 8 pm