

Raintree HOA Board of Directors

June 25, 2018 Meeting Minutes Old Orchard Restaurant

I. Call to Order

Richard Engle called to order the regular meeting of the Raintree HOA at 6:30 PM on June 25, 2018.

Board Members present: Richard Engle, Denise Engle, and Laura Graham
Teresa Ralls Michael Biddinger were present for Michael Biddinger Real Estate

Home Owners present: Michael DeYoung and Amber Nowling (8197)

II. Questions from Homeowners

Michael DeYoung made a request to have three dogs all 15 lbs. or under, owned by his Mother In-law who occupies his unit at 8197. Motion made and Approved by BOD.

III. Approval of Minutes from last meeting

A motion was made to approve the May 22, 2018 minutes ^{was} ~~with~~ approved.

IV. Financials - as of May 31, 2018, were presented by Teresa Ralls

- a) Common Are Checking has a balance of \$68,509.76, which is up \$3,049.95 from last month. HOA Dues Receivable is \$21,644.90, which is up \$607.45 from last month. Common Are Reserve account has a balance of \$3,305.51, which is the same as last month.
- b) **YTD** Operating Revenues are \$65,228.50, which is \$653.50 over the budgeted amount. **YTD** Operating Expenses are \$49,630.49, which is \$23,434.51 under the budgeted amount. **YTD** Net Income from Operations is \$15,598.01, which is \$24,088.01 over the budgeted amount.
- c) **YTD** Total Reserve/Capital Revenues are \$-0-. **YTD** Total Reserve/Capital Expenses are \$-0-.
- d) Review of unit 8087 past due. Board advised Teresa Ralls to file lien.
- e) Review of unit 8101 past due amount from unpaid plumbing expense. Owner refuses to pay with out legal action. BOD voted to file small claims against Owner.
- f) The financial Reports for May 31, 2018 were reviewed and accepted by the Board of Directors.

V. Additional Business

- include actual verbiage for rule*
- a) Review of directive composed by Richard Engle for French Drain and Guttering care proposed and adopted by the BOD. Notice to be included in next monthly newsletter. *as amended*
- b) Discussion of dirt removal by tenant of 8143 from backyard area and deposited onto drain. Jeff with Heads Up advised cost of \$300.00 to \$350.00 for dirt removal alone. BOD directed this charge to be assessed to Unit Owner.
- c) Unit owner of 8143 claims continued drainage issue in backyard area believed to be from railroad ties. Teresa Ralls to contact Jeff and seek bid for removal of ties and other possible drainage solutions in addition to cleaning of that area of the drain to alleviate drainage issue at unit.
- d) Next meeting scheduled for Monday, July 23rd at 6:30 pm at Old Orchard Restaurant.

VI. Adjournment

A motion was made to adjourn the meeting at 7:30 pm. The motion was approved unanimously.

table to next meeting