

## **RAINTREE VILLAGE HOMEOWNERS ASSOCIATION**

### **DECEMBER 2009 MINUTES**

#### **BOARD MEMBERS PRESENT:**

Craig Chamberlain, Debbie Doyle, David Eisenbacher, Anne Milowe, Glen Mohr  
GUESTS: Jim McCauley – BobCat Lawn Service

\*\*In Bill Jenuwine's absence, Craig Chamberlain will act as president and conduct meeting.

#### **APPROVE NOVEMBER MINUTES:**

> Glen motioned to accept the November minutes as submitted. Anne second. Motion approved.

#### **TREASURER REPORT:**

> Anne indicated that there are 3 foreclosed homes that sold two of which owe back dues. 1626 Crestline (\$188 owed) and 1843 Lakewood (\$202 owed). 1357 Glenwood sold but no dues owed. Craig motioned to write off the 2 debts totaling \$390 due to foreclosure. David second. Motion approved.

#### **COMMON AREAS:**

> Swing Set Chains – David brought in the swing set chain and seat and explained the reason of the breakage and failure of the chain on the swing set at Lakeside. Swing seat is functional and is minimally worn. David will research the manufacturer for replacement parts which will be six chains. He will also check what type of material that is used for local school and city swing set equipment.

> Lawn Contract – BobCat Lawn Service requests a two yr contract as written. David asked for one modification. This would include mowing on the side of the southwest corner first house east of the culvert at Lakeside. Jim McCauley indicated that that area hasn't been mowed in the past due to concrete cinderblocks in the surrounding ground. David offered to make an effort to try and remove those pieces of concrete. If those can be removed, Jim indicated that area would be included in the contract mowing at no extra cost. Craig motioned to accept the two year contract for \$8084/yr with the modification (in writing). David second. Glen abstained from the vote. Motion approved.

> Sign Repair/Replacement: Mike Twydell of Twydell Signs presented a review of various signs styles and materials. These can be installed during the winter. A quote with installation will follow in few days. Once received, the Board will review

and proceed at that point.

>> 4 "NO" swimming, etc signs

>>RVHA to proof signs before approval of work

>>material quote will include 1 ¾ inch thick; current signs are 1 ½ inches thick

>>[www.RHVA](http://www.RHVA) to be added to wording on sign

David offered to coordinate the placement of signs when installed

>BENCH REPAIRS- Glen reported on repairs on the three benches at Lakeside. He also removed brush that blocked the view from the benches. This debris was taken to SOCCRA for \$55. The picnic table at Lakeside needs to be removed or repaired. Abbey commons bench was also repaired. David motioned to reimburse Glen \$ \$702.92 for these repairs and the removal of the brush. Anne second. Motion passed.

>Remove Picnic Tables- 1 at Abbey and 1 at Lakeside. Glen motioned to approve up to and not to exceed \$375 to complete the removal and disposal of the 2 picnic tables and fill in of dirt at least one foot deep. Glen will coordinate this work and be reimbursed after work is completed. David second. Motion approved.

>PROPERTY REPORT- Glen moved around some dirt at Village Commons. He also indicated that he cleaned up the entry way at Abbey Commons.

#### **PROPERTY REPORT:**

>Craig commented on the actions of unauthorized bids with the bench repairs and dismantling of the Lakeside picnic table. Comments from others in attendance were received as well. A suggested cost policy of a "not to exceed" was discussed for any repairs. The process for authorization was also brought up. More discussion will take place at a later meeting.

#### **VOICEMAIL:**

>one

#### **EMAIL:**

>one dues status request

#### **NEWSLETTER/DUES BILLING:**

> David will handle printing of statements.

>Craig will follow-up with Stacey to do newsletter. Items for newsletter include fence, bench, repairs, new signs, picnic table update future plantings around Lakeside.

**WALK – IN ISSUES:** Electronic off site back up for the Treasurer was discussed. Anne agreed and Craig and Glen will get copied on all communication from Treasurer.

**ADJOURN MEETING:**

Craig motioned to adjourn regular meeting. David second. Meeting adjourned.

**NEXT MEETING : JANUARY 11, 2009 7 P M BAKER MIDDLE SCHOOL**

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**RAINTREE VILLAGE HOMEOWNERS**  
**DECEMBER 14<sup>TH</sup> 2009 ANNUAL MEETING**

**BOARD MEMBERS PRESENT:**

Craig Chamberlain, Debbie Doyle, David Eisenbacher, Anne Milowe, Glen Moher,

**OFFICE ELECTIONS:**

- >Secretary – Debbie Doyle was elected by a majority show of hands and accepted the position
- >Treasurer – Anne Milowe was elected by a majority show of hands and accepted the position
- >Vice President – Glen Mohr was elected by a majority show of hands and accepted the position
- >President – with written votes taken, Debbie read and recorded the official results. With a count of 4 – 1, David Eisenbacher was elected to the position of President.

**MEETING ADJOURNED:**

Craig motioned to adjourn the Annual Meeting. Debbie second. Meeting adjourned.

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