

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BUDGET APPROVAL AND BOARD MEETING**  
**November 8, 2021**

**CALL TO ORDER**

Tom Rawson called the meeting to order at 7:00 p.m. The meeting was held by Zoom Only.

**ESTABLISHMENT OF A QUORUM**

A roll call vote was taken and a quorum was established.

Boards of Directors Present: Tom Rawson, Linda Holmes, Randy Moreland  
Joe Hadacek and Mary McDonough

Board of Directors Absent: None

**PROOF OF NOTICE**

The notice was mailed to all homeowners, posted on property and the website.

**APPROVAL OF MINUTES – OCTOBER 11, 2021**

**Mary McDonough made the motion to approve the minutes as presented. Randy Moreland seconded the motion. All were in favor. Motion carried.**

**FINANCIAL REPORT**

**Mary McDonough reviewed the October 2021 financial report. It was moved by Randy Moreland and seconded by Mary McDonough to approve the financials as presented. The motion carried unanimously.**

**COLLECTION REPORT**

**Tom Rawson made the motion to waive the remaining balance of \$302.86 on account 6937882. Randy Moreland seconded the motion. All were in favor. Motion carried. Randy Moreland made the motion to waive the late fees on all account under \$10.00. Mary McDonough seconded the motion. All were in favor. Motion carried. Randy Moreland made the motion to waive \$15.15 on account number 6913998. Linda Holmes seconded the motion. All were in favor. Motion carried.**

**MAINTENANCE REPORT – Attached**

Randy Moreland presented the maintenance report. Report attached to the minutes.

**OLD BUSINESS**

**ROOF UPDATE**

Tom Rawson reported that the claim is moving forward. C3Group provides updates to Tom weekly. All repairs, invoices and pictures are sent to the adjuster.

UPPER WINDOW REPLACEMENT – TABLED

SOW FOR ROOF REPLACEMENT – TABLED

**NEW BUSINESS**

**APPROVAL OF THE 2022 PROPOSED BUDGET**

Tom Rawson made the motion to accept the 2022 budget as presented. Linda Holmes seconded the motion. All were in favor. Motion carried. Monthly assessments will be \$272.00 starting on January 1<sup>st</sup>, 2022.

**LANDSCAPE COMMITTEE APPROVAL LETTER**

Linda Holmes made the motion to accept the guidelines submitted from the Landscaping Committee. The Landscaping Committee will review and then sent the application to the Board to approve. Mary McDonough seconded the motion. All were in favor. Motion carried.

**BACKGROUND CHECKS**

Linda Holmes made the motion to send to the Association's attorney the process needed in order to change/amend the documents to enforce all owners/renters who live in the community 6 months are longer to have a background check completed and approved prior to moving in. Mary McDonough seconded the motion. All were in favor. Motion carried.

Tom Rawson made the motion to adjourn the meeting at 8:18 p.m.  
Mary McDonough seconded the motion. All in favor. Motion carried.

**11/08/21 Raintree Maintenance report for work completed since our last board meeting- 10/11/21**

**We had 3 roof leaks reported and J&M roofing has sealed them.**

**Colin has now finished pressure washing all 17 buildings entry ways and all common area sidewalks.**

**Colin has also re painted all the curbs in raintree as well as the white on the entry drive signs and tops of the walls.**

**Repairing curbs broken by large delivery trucks.**

**We have also been keeping up with work orders replacing dead photo sells, cleaning out blocked gutters, replacing burned out bubs on garage units and removing dead plants**