

Raintree Villas Home Owners Association, Inc.

Date: February 24, 2022

Location: Zoom

Time: 6:00 PM

Minutes

- I. **Call the meeting to order: At 6:05 PM**
 - Recognize Board Members: Amy Gilpatrick, Jonathan Schwartz, and Filip Koutzev, Meagan, and Michael from MBRE
 - Recognize Home owners: None

- II. **Reading and Approval of Minutes-** A motioned was made for minutes to be approved, it was seconded it, all were in favor

- IV. **Financial Reports-** Amanda gave the financial report, a motion was made to accept the report, the motion was seconded. All were in favor. Passed unanimously.

- VI. **Old Business**
 - A. Meagan reported there is no new update regarding the roof.
 - B. One quote was discussed regarding the retaining wall in the center alley. More bids will be sought.

- VI. **New Business**
 - A. A property walk-through was scheduled for March 24th for Board Members and Amanda.
 - B. All future fines will be sent electronically. All costs incurred to enforce the fines will be placed onto the homeowner that was fined.
 - C. Amanda will send out a letter to all homeowners that the HOA will go to paperless bill on May 1, 2022. Any Homeowner that chooses to receive a paper statement will be charged a \$2 paper fee.
 - D. Special Assessment balances were discussed.
 - E. A discussion about charging a \$20 late fee on unpaid Assessment Fees was had. A motion was made and seconded. All voted in favor. Late fees will be charged as of May 1, 2022.

- VII. **Next Meeting Date March 31, 2022 at 6PM via Zoom**

- VIII. **Adjournment at 7:00 PM**