

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION**  
**BOARD of DIRECTORS MEETING**  
**April 21, 2025**

**Present:** Sara Covington, Joe Larocca, Chip Goetz, Jeff Maul, Jacqui Eisenberg, Christin Seward

**Absent:** Michael Heath, Kathy Morris, Matt Dillman

Joe called the meeting to order at 7:00 p.m.

The minutes for the March 2025 meeting were previously e-mailed to the Board. A correction will be made to the minutes with regard to the date of the next meeting. A Motion was made by Joe with a second by Jeff to approve the March minutes as distributed with the change of meeting date. **PASSED.**

**TREASURER'S REPORT:**

Operating	\$79,797.99
Reserve	\$283,577.11
Accounts Receivable	\$16,687.00
Total Assets	\$475,366.85
Late Fees Collected	\$545.00 YTD

March 2025 results show total year expenses \$4,664 favorable to budget with actual YTD expenses of \$175,936 compared to YTD budget of \$180,600. Year-to-date expenses are \$6,057 favorable to YTD Income which is \$181,993. Interest Income \$0 YTD. Late fees \$350 favorable YTD. Collection letter fees \$275 favorable. Miscellaneous Income is \$573 favorable. Accounting fees are \$980 favorable YTD. Audit fees \$875 favorable. Legal fees are \$1500 favorable. Communications \$198 favorable. Licenses, Permits and Taxes \$78 favorable to budget. Dues, Fees & Licenses \$126 favorable to YTD. Office Supplies \$25 unfavorable. Postage \$302 favorable. Bad Debt Expense \$1,000 favorable. Miscellaneous \$1,000 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$1,546 favorable to YTD budget. Electricity \$2,587 unfavorable. Water & Sewer \$146 favorable. Pool/Spa Contract \$237 unfavorable. Pool Maintenance and Supplies \$2,462 favorable. Irrigation Contract on budget. Landscape Contract \$16 over budget. Landscape Maintenance is \$8,184 unfavorable. Irrigation Repairs and Supplies \$2,814 favorable. Spraying \$515 unfavorable. Maintenance Wages \$512 favorable. General Repairs/Maintenance \$1,659 favorable. Security System-Gate \$75 favorable with no cost incurred. Reserve Expense on budget.

**CORRESPONDENCE:** None.

**ARCHITECTURAL:** PARs were received and approved for two exterior paints, one turf, one front door, one windows/doors, and one fence. The annual inspection should take place in the next few weeks.

**COMMUNICATION:** For the website, instructions were added, "Please do NOT call the guard" and additional documents were added to the secure area. The next newsletter is being prepared, including items regarding astroturf, not calling the guard for visitors, a welcome to the new Homes' Board, and a Help Wanted listing.

**LANDSCAPE/SPRINKLERS:** The landscapers have finished clearing around the base of the Ficus hedge on Lake Ida and Davis Roads and will be reminded about weed control in the new cul-de-sac rock gardens. The quarterly hedge trimming will occur in May. A reminder that 'no trim' reflectors should be visible and not hidden within landscaping. Major sprinkler repairs have been performed for broken mains on 10<sup>th</sup> and 15<sup>th</sup> Streets. Broken sprinkler heads were again discussed with the landscapers.

**LAKE BOARD:** No report.

**MAINTENANCE:** The pool bathroom soap dispensers were repaired, cleaned and installed with new batteries. A large hornet's nest was removed from the common area and rodent bait stations were add near a house that is being gutted. The Board is researching replacing the cement benches in the common areas. The Board is obtaining bids to fix or replace several areas of asphalt.

**RECREATION AREA:** There was no meeting held in April. The next meeting is scheduled for May 21 at 7:00 p.m.

**SECURITY:** One violation letter was for parking a trailer in the driveway. One violation letter was sent for parking across the sidewalk. And a parking violation notice was placed on a vehicle for parking on NW 14<sup>th</sup> street overnight. All three issues have been resolved. A discussion ensued regarding steps that can be taken to address cars repeatedly driving over the grass at a home with too may cars to fit in the driveway.

**TENANTS/HOMEOWNERS:** There are no new homeowners or tenants this month and three properties are for sale.

**OLD BUSINESS:** Joe reported on his discussions with All County Paving regarding possible installation of a speed bump and the conflicting information provided regarding City or County permitting. Further inquiries will be made.

**NEW BUSINESS:** None.

**COMMENTS FROM THE FLOOR:** None.

Sara made a motion to adjourn the meeting, seconded by Chris. **PASSED.** Joe adjourned the meeting at 7:19 p.m.

The next meeting will be on Monday, May 19, at 7:00 p.m.  
Respectfully submitted, Sara Covington, Secretary