

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
August 18, 2025

Present: Joe Larocca, Chip Goetz, Sara Covington, Kathy Morris, Jacqui Eisenberg

Absent: Jeff Maul, Christin Seward, Matt Dillman, James Fata

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

The minutes for the July 2025 meeting were previously e-mailed to the Board. A Motion was made by Joe with a second by Chip to approve the July minutes as distributed. **PASSED.**

TREASURER'S REPORT:

Operating	\$107,001.09
Reserve	\$290,362.37
Accounts Receivable	\$7,201.80
Total Assets	\$462,236.95
Late Fees Collected	\$440.00 YTD

July expenses \$9,173 favorable to budget with actual YTD expenses of \$412,227 compared to YTD budget of \$421,400. Year-to-date expenses are \$11,296 favorable to YTD Income which is \$423,523. Screening Fees \$685 favorable. Late fees \$540 favorable. Collection letter fees \$325 favorable. Miscellaneous Income is \$573 favorable. Accounting fees are \$2,286 favorable YTD. Audit fees \$2,042 favorable. Legal fees are \$3,500 favorable. Communications \$462 favorable. Licenses, Permits and Taxes \$507 unfavorable to budget. Dues, Fees & Licenses \$351 favorable. Office Supplies \$20 unfavorable. Postage \$574 favorable. Bad Debt Expense \$2,333 favorable. Miscellaneous \$2,333 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$342 unfavorable. Electricity \$4,268 unfavorable. Water & Sewer \$519 favorable. Pool/Spa Contract \$760 unfavorable. Pool Maintenance and Supplies \$4,156 favorable. Irrigation Contract on budget. Landscape Contract \$38 over budget. Landscape Maintenance is \$12,917 unfavorable. Tree trimming/removal is \$3,428 favorable. Irrigation Repairs and Supplies \$2,121 favorable. Spraying \$2,444 unfavorable. Maintenance Wages \$435 favorable. General Repairs/Maintenance \$5,711 favorable. Security System-Gate \$175 favorable with no cost incurred. Reserve Expense on budget.

CORRESPONDENCE: None.

ARCHITECTURAL: Property alteration requests were submitted and approved for one roof, two driveways, one set of windows, two exterior paints, and one patio enclosure.

COMMUNICATION: Published a Bulletin announcing Pool Closure during bathroom roof replacement. The new ARC Director was given access to the Rainberry Villas Team Drop Box and set up to receive ARC emails.

LANDSCAPE/SPRINKLERS: No problems with sprinklers; there has been good compliance with homeowners notifying of upcoming projects that could affect sprinklers.

LAKE BOARD: There have been no problems with the lake and things are going well.

MAINTENANCE: The north poolhouse roof replacement began today. The pool drinking fountain stopped working after the GFCI circuit breaker was tripped. A new pool gate latch and pool handrail cover were procured.

RECREATION AREA: No report.

SECURITY: No report.

TENANTS/HOMEOWNERS: There is one new tenant and one new homeowner. Three properties are for rent and two are for sale.

OLD BUSINESS: None.

NEW BUSINESS: A discussion ensued regarding the date of the annual meeting and deadlines leading up to the meeting. Joe reported he has appointed the three members of the nominating committee: Sandy Kramer, James Bullion, and Steve Gusho. Joe will be meeting with a representative of Solitude regarding annual cleaning of the purple martin gourds as well as procurement and placement of a second set of gourds.

COMMENTS FROM THE FLOOR: None.

Joe made a motion to adjourn the meeting, seconded by Chip. **PASSED.** Joe adjourned the meeting at 7:30 p.m.

The next meeting will be on Monday, September 15, 2025, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary