

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
February 21, 2022

Present: Sara Covington, Joe Larocca, Allie Huston, Jacqui Eisenberg, Chris Seward, Matt Dillman

Absent: Kevin Cangelosi, Chip Goetz, Jeff Maul

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

The minutes for the January 2022 meeting were previously e-mailed to the Board. A Motion was made by Jacqui with a second by Joe to approve the January minutes as distributed. **PASSED.**

The Treasurer's Report for January 2022 was previously e-mailed to the Board. A Motion was made by Matt with a second by Jacqui to approve the Report. **PASSED.**

TREASURER'S REPORT:

Figures as of January 2022:

Center State Bank Operating		\$119,728.05
Center State Reserve		\$149,300.38
Petty Cash		\$200.00
Accounts Receivable		\$19,643.06
Total Assets		\$309,996.16
Interest Income	\$00.00 Month	\$00.00 YTD
Late Fees Collected	\$10.00 Month	\$10.00 YTD

Liens – 0

Foreclosures by Villas – 0

In Foreclosures No Dues Owed – 0

New Letters Sent of Liens to be Filed – 3

January 2022 results show we are \$3,487 unfavorable/overrun to our YTD Expense budget. Actual YTD expenses of \$55,861 are \$3,477 over/unfavorable to YTD Income of \$52,584. Electricity \$4026 (25%) over budget. Spraying is \$129 (5%) under budget. Insurance/Casualty/Liability has not yet been invoiced/paid and is \$1,802 under budget. Landscape Contract is \$987 (7%) under budget. Landscape Other has no cost incurred and is \$508 (100%) under budget. Pool Maintenance & Supplies is \$970, (123%) over budget due to carryover billing from 2021 for the Villas pool updates. Water & Sewer-Pool is \$12, (8%) under budget. Pool Service Contract is \$116 (15%) under budget. Maintenance Wages is \$18 over budget. Maintenance Other is \$816 (93%) under budget. Sprinkler Supplies is \$906 (94%) under budget. Sprinkler Contract and Wages is \$2,100 (46%) over due to late processing of 2021 invoice payment. Tree Maintenance has no cost incurred and is 100% under budget.

CORRESPONDENCE: Kevin Cangelosi resigned from the Villas Board, the Recreation Area Board, and the Lake Board. An e-mail and 17 letters were received regarding the common area between NW 18th St. and NW 21st Ct. (one of these letters was from a tenant rather than homeowner, and two of the letters were subsequently rescinded). E-mails were received regarding sand on the sidewalk (this was forwarded to the Recreation Area), vehicles blocking the sidewalk, and requesting a community yard sale. The Board has also received correspondence that AT&T will be performing upgrades in the community. The Board will e-mail homeowners with details and AT&T will place door-hangers as the time period for the work approaches.

ARCHITECTURAL: Four property alteration requests were received and approved. Two paint request forms were submitted and one notice was sent to a homeowner. A first quarter inspection and documentation was completed and notices have been drafted to go out this weekend. We are working with a homeowner on permitting issues for a pending dock.

COMMUNICATION: 870 RFID tags have been distributed, there are 157 OpenPath users, and the newsletter distribution list has 357 e-mails. A bulletin was issued about the contractor performing tree trimming. New 'surveillance' and 'no smoking' signs were procured, and new 'Pool Rules' and entry gate signs will be ordered.

LAKE BOARD: No report.

LANDSCAPE: Tree trimming and the removal of several dead trees is scheduled to begin Wednesday and should last approximately one week.

MAINTENANCE: At the pool, an auto-filler pip was replaced and a water meter to detect pool leaks was added, an acid feeder pump at the kiddy pool was replaced, a new sediment basket was installed on the pool pump, the coping and patched areas of the pool deck were painted, the evaporator fan was replaced in a pool heater, the pool filter hose and backflow-preventer were replaced, and new flush caps have been ordered.

RECREATION AREA: As of January 2022, the Recreation Area had \$25,891.13 in the operating account and \$50,177.66 in the reserves. For fiscal year 2021, the Rec Area was \$344 under budget, so essentially even. A proposal has been accepted to perform renovations to the gazebo by the tennis courts. Clickers have been disabled and an e-mail blast will be sent reminding people about the CellGate app (separate from the OpenPath app).

SECURITY: There are a few areas where we are still working on a permanent resolution with vehicles blocking sidewalks, but the following matters were resolved this month: trucks and vehicles parked on the NW 10th Pl. cul-de-sac, truck parked overnight on NW 22nd Ave., a car parked overnight in the front pool parking lot with someone sleeping inside, various vehicles parked overnight on the grass/in the street on NW 12th St.

SPRINKLERS: Please put your work requests in the box at the corner of NW 22nd Ave. and NW 10th Pl.

TENANTS/HOMEOWNERS: There were four sales this month and no new tenants. There are two homes currently under contract.

OLD BUSINESS: None.

NEW BUSINESS: Allie made a Motion with a second by Jacqui to nominate Kathleen Morris to the Villas Board and as the Villas' representative to the Lake Board. **PASSED.**

COMMENTS FROM THE FLOOR: The following areas were brought up by homeowners and addressed by the Board:

- Common area between NW 18th St. and NW 21st Ct.
- RV parked in a driveway on NW 12th St.
- Compliance and enforcement by the Architectural Committee

Sara made a motion at 7:45 p.m. to adjourn the meeting, seconded by Joe. **PASSED.**

The next meeting will be Monday, March 21, 2022 at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary